



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

September 11, 2023

Dewberry
600 Parsippany Road, Suite 301
Parsippany, New Jersey 07054
Attn: David Revette, PE

RE: Spirit and Intent
Case No. 2017-0356-X
7560 Belair Road
14th Election District

Dear Mr. Revette

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, supervisor of Zoning Review, the following has been determined:

Case No. 2017-0356-X granted a special exception use of a fuel service station. Your request involves the installation of 4 electric vehicle charging stations (EVCS), with charging unit, cabinet, transformer all being necessary for the operation of the EVCS. It is the policy of Zoning Review to view EVCS no differently than customary parking spaces, and this request would have no impact on the provided parking spaces. For that reason, Zoning Review believes an EVCS, as proposed in your request, is within the spirit and intent of that case.

I hope you find this correspondence satisfactory. This letter should accompany all submittals to Baltimore County Department Permits, Approvals, and Inspections. If you need further information, you can reach Zoning Review at 410-887-3391.

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a horizontal line.

Shaun Crawford
Project Manager, Zoning Review

SC/23-0798



August 21, 2023

Jeffrey Perlow, Supervisor
Zoning Review Office, Room 124
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

RE: Request for Spirit and Intent Letter
7560 Belair Road, Nottingham, MD 21236
Electric Vehicle Charging Station
BL CCC (Business Local) Zoning District
14th Election District, 6th Councilmanic District

Dear Mr. Perlow:

Our client, Tesla Inc. ("Tesla"), is proposing to install an electric vehicle charging station (the "EVCS") at the above-referenced property (the "Subject Property") in accordance with the preliminary plans prepared by Dewberry (the "EVCS Plans"). A copy of the EVCS Plans is enclosed with this letter.

On October 31, 2017, the Office of Administrative Hearings granted a Petition for Special Exception to use the Subject Property for a fuel service station (the "Special Exception Order").

On July 24, 2018, the Department of PAI approved the Limited Exception Development Plan for the Subject Property (PAI 14-0501/ DRC #112817C) (the "Approved Development Plan").

Enclosed is a copy of the Approved Development Plan redlined to show proposed location of the EVCS.

Tesla is seeking the required approvals and permits to install the EVCS in the existing parking lot of the Subject Property in the location shown on the redlined Approved Development Plan. The EVCS Plans call for installation of:

- (i) (1) Tesla Pre-Assembled Supercharger Unit with (1) Supercharger Cabinet, (1) 600A Service Disconnect, and (4) Charge Posts
- (ii) (1) Tesla Supercharger Cabinet with EVLITE Disconnect
- (iii) (4) Tesla Charging Posts
- (iv) (1) Utility Transformer
- (v) (1) CT Cabinet and Meter mounted on H-Frame

In conjunction with submitting this Request to you, Tesla is requesting an amendment to the Approved Development Plan to add the EVCS as a non-material amendment under Section 32-4-106(b)(2) of the Baltimore County Code.

With respect to zoning, we are requesting a written confirmation from your office that the proposed modifications to the Approved Development Plan are minor in nature and, therefore, within the

Mr. Jeffrey Perlow
Request for Spirit and Intent Letter
August 21, 2023
Page 2

spirit and intent of the Special Exception Order or, in the alternative that the EVCS is an ancillary/accessory use to the approved principal use on the Subject Property.

We ask that you consider the following facts in granting this Request:

The EVCS will utilize (8) existing parking spaces at the Subject Property. There will be no structure associated with the EVCS.

Section 21-1003.2(d) of the Transportation Article of the Maryland Code provides: "A plug-in electric drive vehicle charging space shall be counted as part of the overall number of parking spaces in a parking lot for the purpose of complying with any zoning or parking laws intended to meet requirements for commercial and industrial uses under the Americans with Disabilities Act."

As noted in the Approved Development Plan, the Subject Property must contain a minimum of (34) parking spaces and there (56) parking spaces provided. The EVCS Plans provide for the loss of (1) parking space as a result of the installation of the EVCS. The loss of (1) parking space will not cause a reduction in the number of parking spaces below the minimum required by the Approved Development Plan.

Enclosed with this letter is a check in the amount of \$200.00 made payable to "Baltimore County, Maryland" for the administrative costs associated with the review. If there should be any additional information needed to complete your review, please reach out without hesitation.

Best regards,



David Revette, PE
Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany NJ 07054
Phone: 973-576-9639
Email: drevette@dewberry.com

Enclosures: EVCS Plans
Redlined Approved Site Plan

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 226627

Date: 9/11/2023

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					\$ 200

Total: _____

Rec From: _____

For: SAT

7560 Bc19.11

2017.0356.X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

SL



Dewberry®

SPECIAL ACCOUNT
2610 Wycliff Road, Suite 410
Raleigh, NC 27607-3073

204753

15-3/540

DATE 08/23/23

PAY TO THE ORDER OF Baltimore County, MD

\$ 200.00

Two Hundred and 00/100

DOLLARS

Security Features
Included
Details on Back.

PNC BANK

PNC Bank, N.A. 040
Virginia

OFFICE AUTHORIZATION

Meghan Price

FOR SAT Request

Paul Goldstein

MP

⑈ 204753⑈ ⑆ 054000030⑆ 5501406642⑈

MEMORANDUM

DATE: December 1, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0356-X- Appeal Period Expired

The appeal period for the above-referenced case expired on November 30, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(7560 Belair Road)		
14 th Election District	*	OFFICE OF
6 th Council District		
7560 Belair Road, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Two Farms, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2017-0356-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of 7560 Belair Road, LLC, legal owner and Two Farms, Inc., lessee ("Petitioners"). The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") Sections 405.2.B.1 and 502.1 to use the herein described property for a fuel service station on an individual site.

Professional engineers Paul Taylor and Mickey Cornelius, landscape architect Bernt Peterson, planner Bill Monk and Jeff Bainbridge on behalf of Two Farms, Inc. appeared in support of the petition. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented the Petitioners. Several citizens attended the hearing to express concerns with certain aspects of the project.

A letter of support was received from the Overlea-Fullerton Business and Professional Association (OFBPA), and is included in the case file. Other letters of support and opposition were also received and are contained in the case file. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the State Highway Administration (SHA). None of the reviewing agencies opposed the request.

The subject property is approximately 2.03 acres and is zoned BL-AS. The property is improved with a one-story commercial building now used as a bingo hall. Petitioners propose to

ORDER RECEIVED FOR FILING

Date 10/31/17

By Sen

raze that structure and construct in its place a Royal Farms store with gasoline pumps, restaurant, convenience store and outdoor seating area. Similar amenities are found at other Royal Farms store locations in Baltimore County. The property was rezoned by the county council in 2016 to a designation (BL-AS) which permits by special exception the fuel service station use.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Petitioners presented testimony from several experts; Messrs. Petersen, Taylor, Cornelius and Monk. Among other things, these witnesses opined Petitioners satisfied the standards in B.C.Z.R. §405.2 (regarding fuel service stations) and §502.1 (regarding special exceptions), and I concur. Based on the testimony presented I believe the project has been thoughtfully designed and will be an improvement to the neighborhood. The site now contains over 86% impervious surface, and as Messrs. Petersen and Taylor noted additional green spaces will be added to screen the use, which will also reduce the amount of impervious surface to approximately 74%. A modern storm water management facility with bio-retention areas will be added to the site as well. The site plan (Exhibits 1A-1C) demonstrates Petitioners will satisfy all setback, landscape and parking requirements (including stacking space requirements) set forth at B.C.Z.R. §405, and no variances are requested or required.

ORDER RECEIVED FOR FILING

Date 10/31/17
By Sen

Citizens indicated traffic is congested in the area, but as Mr. Cornelius testified that is the case on all state highway arterial roads in Baltimore County. As he noted, similar traffic volumes can be found along Frederick Road, Reisterstown Road, York Road, Harford Road and similar thoroughfares. Mr. Cornelius opined the project would not have a greater impact on traffic at this location than it would at other BL-AS zoned properties in the County. He also testified the site is not situated within a failing traffic shed.

Traffic safety and congestion are important issues, but they are also the types of inherent adverse effects that the legislature was presumed to have anticipated when it allowed a fuel service station by special exception. In other words, most uses for which a special exception is required are regarded as "potentially troublesome because of noise, traffic, congestion..." *Montgomery County v. Butler*, 417 Md. 271, 297 (2010). Traffic congestion is an adverse impact which is "inherent" in this use, and the special exception cannot be denied on this basis.

Any gas station/convenience store operation will generate a significant volume of traffic, although as Mr. Cornelius noted most of the trips generated are "pass by" trips; i.e., people will stop in on their way to work or other destination, rather than making a separate trip from their home to simply put gas in their car. As such, I do not believe the Royal Farms store will have a detrimental impact upon the community, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED this 31st day of **October, 2017**, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a fuel service station on an individual site, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is

ORDER RECEIVED FOR FILING

3

Date

10/31/17

By

Sen

reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site
3. Petitioners must obtain from SHA an entrance or access permit for the Belair Road ingress/egress from the site.
4. A car wash facility is not permitted on the subject property.
5. Fuel delivery trucks shall not use Glade Avenue as a means of ingress/egress from the site.
6. Petitioners shall engage the services of a third-party contractor to inspect and maintain at necessary intervals the storm water management facilities at the site.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 10/31/17

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 7560 Belair Road which is presently zoned BL-AS

Deed References: 36763-185 10 Digit Tax Account # 1402022910

Property Owner(s) Printed Name(s) 7560 Belair Road LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☒ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

SEE ATTACHED SHEET

3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.; A. Neill Thupari, Esq.

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

21208

410.332.4157

dellman@dellmanhoff.com

Representative to be contacted:

David H. Karceski, Esq.; A. Neill Thupari, Esq.

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address

City

State

21204

410-494-6285

dhkarceski@venable.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2017-0356-X Filing Date 6/30/17

Do Not Schedule Dates: na

Reviewer dcy

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 10/31/17

By sen

7560 BELAIR ROAD LLC

7560 BELAIR ROAD

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

Contract Purchaser/Lessee:

Two Farms Inc.
3611 Roland Avenue
Baltimore, Maryland 21211
Telephone: 410-889-0200

Jeff Bainbridge

By: 

Title: Director of Real Estate

7560 BELAIR ROAD LLC

7560 BELAIR ROAD

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

1. Special Exception for a fuel service station on an individual site pursuant to BCZR Sections 405.2.B.1.

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MARYLAND 21017

June 12, 2017

ZONING DESCRIPTION

LAND OF 7560 BELAIR ROAD, LLC

Beginning for the same at the corner formed by the intersection of the northwest side of Belair Road 50 feet wide with the northeast side of Glade Avenue 40 feet wide, said place of beginning being also at the beginning of the parcel of land described in a Deed from Mary B. Braid, widow, to Joshua L. Bichell, Jr. and wife, dated May 19, 1954 and recorded among the Land Records of Baltimore County, Maryland in Liber GLB No. 2490, folio 306, etc., said point being North 25 degrees 43 minutes 09 seconds East 27.88 feet more or less, from a point formed by the intersection of the centerlines of Belair Road & Glade Avenue, running thence binding on the northeast side of Glade Avenue and on part of the first line of land described in said Deed,

1. North 43 degrees 23 minutes West 220 feet, thence leaving Glade Avenue and running for lines of division now made the three following courses and distances, to wit:

2. Parallel with Belair Road, North 46 degrees 44 minutes East 161 6-1/4 inches, running thence

3. Parallel with Glade Avenue, North 43 degrees 23 minutes West 44 feet 11-3/4 inches, running thence

4. Parallel with Belair Road, North 46 degrees 44 minutes East 154 feet 8-1/2 inches to a point in the fifth or South 42 degrees and 28 minutes East 1022 feet and 4 inches line of the parcel of land firstly described in a Deed from Canton Company of Baltimore to Joshua L. Bichell and wife dated November 25, 1954 and recorded as aforesaid in Liber GLB No. 2606, folio 174, etc., at the distance of 757 feet 4 inches from the beginning of said line; thence

5. Binding on the remainder of the said fifth line of said last mentioned Deed, South 42 degrees 28 minutes East 265 feet to the northwest side of Belair Road; and thence

6. Binding on the northwest side of Belair Road and on all of the sixth line of the land described in said last mentioned Deed from Canton Company of Baltimore to Joshua L. Bichell and wife and of all the fourth mentioned Deed from Mary B. Braid, widow, to Joshua L. Bichell, Jr. and wife, in all, South 46 degrees 44 minutes West 311 feet and 11-3/4 inches to the place of beginning; containing 1.744 acres of land, more or less. The improvements thereon being known as No. 7560 Belair Road.

Being the same lot of ground which by Certificate of Articles of Transfer and Certificate of Conveyance recorded among the Land Records of Baltimore County, Maryland on July 30, 1973 in Liber EHK No. 5467, folio 780, was granted and conveyed by Belair Road & Glade Avenue, Inc., a Maryland corporation, unto Eugene Treif. Also known as 7560 Belair Road, being parcel 57 of Baltimore County tax map 81, and located within Election District #14 and Councilmanic District #6

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

NO 154797

Date: 6/30/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						500.00

Total: 500.00

Rec From: VENABLE

For: 2017-0356-X

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME VGR
 7/03/2017 6/30/2017 13:54:18 J
 REG NO.1 WALKIN LTR
 >>RECEIPT # 728390 6/30/2017 001
 Rep: 5 528 ZONING VERIFICATION
 CR NO. 154797
 Recpt tot 500.00
 1500.00 CR 1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5218012

Sold To:

Royal Farms - CU00168978
3611 Roland Ave
Baltimore, MD 21211-2408

Bill To:

Royal Farms - CU00168978
3611 Roland Ave
Baltimore, MD 21211-2408

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Oct 05, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2017-0356-X

7560 Belair Road
N/corner of Belair Road and Glade Avenue
14th Election District - 6th Councilmanic District
Legal Owner(s) 7560 Belair Road, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception: for a fuel service station on an individual site.

Hearing: Wednesday, October 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

HCT 10/009 October 5 5218012

The Baltimore Sun Media Group

By

S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

2017-0356-X

RE: Case No.: _____

Petitioner/Developer: _____

7560 Belair Road, LLC
Two Farms, Inc.

October 25, 2017

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7560 Belair Road

October 5, 2017

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,



(Signature of Sign Poster) October 5, 2017
(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

September 7, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0356-X

7560 Belair Road

N/corner of Belair Road and Glade Avenue

14th Election District – 6th Councilmanic District

Legal Owners: 7560 Belair Road, LLC

Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception for a fuel service station on an individual site.

Hearing: Wednesday, October 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204
David Sellman, 2201 Old Court Road, Baltimore 21208
Jeff Bainbridge, Two Farms, Inc., 3611 Roland Avenue, Baltimore 21211

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, OCTOBER 5, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, October 5, 2017 Issue - Jeffersonian

Please forward billing to:
Jack Whisted
Royal Farms, Inc.
3611 Roland Avenue
Baltimore, MD 21211

410-889-0200

NOTICE OF ZONING HEARING

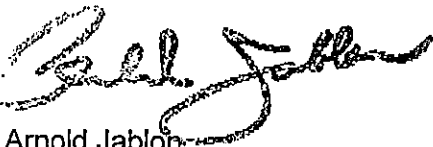
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0356-X

7560 Belair Road
N/corner of Belair Road and Glade Avenue
14th Election District – 6th Councilmanic District
Legal Owners: 7560 Belair Road, LLC
Contract Purchaser/Lessee: Two Farms, Inc.

Special Exception for a fuel service station on an individual site.

Hearing: Wednesday, October 25, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE OFFICE
7560 Belair Road; N corner of Belair Road	*	
and Glade Avenue	*	OF ADMINSTRATIVE
14 th Election & 6 th Councilmanic Districts	*	
Legal Owner(s): 7560 Belair Road, LLC	*	HEARINGS FOR
Contract Purchaser(s): Two Farms, Inc	*	
Petitioner(s)	*	BALTIMORE COUNTY
	*	2017-356-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

JUL 18 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of July, 2017, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2017-0356-X
Property Address: 7560 BELAIR ROAD
Property Description: 1.74 ACRE COMMERCIAL PROPERTY

Legal Owners (Petitioners): 7560 BELAIR ROAD LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: JACK WHISTED
Company/Firm (if applicable): ROYAL FARMS, INC.
Address: 3611 ROLAND AVENUE
BALTIMORE, MD
21211
Telephone Number: 410-889-0200



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 19, 2017

7560 Belair Road LLC
2201 Old Court Road
Baltimore MD 21208

RE: Case Number: 2017-0356 X, Address: 7560 Belair Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 30, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson D 21204

Date: 7/17/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 7/17/17. A field inspection and internal review reveals that an entrance onto US 1 consistent with current State Highway Administration guidelines is required. As a condition of approval for Special Exception Case Number 2017-0356-X

*Special Exception
7560 Belair Road, LLC.
Two Farms Inc. Royal Farms Store #257
7560 Belair Road
US 1*

The applicant must contact the State Highway Administration to obtain an entrance permit. Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

cc: Mr. Michael Pasquariello, Utility Engineer, SHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 24, 2017
Item No. 2017-0356-X

DATE: August 11, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If special exemption is granted, Lighting and Landscape Plans are required, per the requirements of the Landscape Manual.

* * * * *

VKD:CEN
cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 8/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-356

INFORMATION:

Property Address: 7560 Belair Road

Petitioner: 7560 Belair Road LLC

Zoning: BL-AS

Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a fuel service station.

A site visit was conducted on July 14, 2017. The subject site is located in the Overlea-Fullerton Commercial Revitalization Area and within the boundaries of the Overlea-Fullerton Community Plan adopted into the Baltimore County Master Plan in 2009. The property also exists within the Belair Road Corridor TAP Study conducted by the Urban Land Institute in 2011, the Belair Road Market Comprehensive Real Estate and Economic Development Assessment conducted in 2012 and the Hillendale-Parkville-Overlea Sustainable Community Area all of which have recognized the need for revitalization of the commercial corridor. In particular, the TAP study recognized the value of national franchises investing in the corridor as a positive sign of economic growth that could spark additional investment, and the Comprehensive Market Study found that there was substantial retail leakage occurring as a result of a lack of convenience facilities located along this section of the corridor.

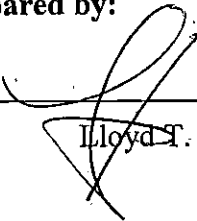
The property was raised as Issue 6-002 during the 2016 Comprehensive Zoning Map Process wherein the zoning was changed to BL-AS.

The Department has no objection to granting the petitioned zoning relief.

Date: 8/8/2017
Subject: ZAC #17-356
Page 2

For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Laurie Hay
David H. Karceski, Esquire
A. Neill Thupari, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME

CASE NUMBER

DATE _____

PETITIONER'S SIGN-IN SHEET

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

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DATE _____

2017-0356

CITIZEN'S SIGN - IN SHEET

NAME _____

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

Sherry Nuffer

From: John E. Beverungen
Sent: Wednesday, October 25, 2017 4:10 PM
To: Sherry Nuffer
Subject: FW: Case No. 2017-0356-SPX Location: 7560 Belair Road

Can you please put this in the file. Thanks.

From: outlook_D4C78ED1D4BFC4FE@outlook.com [mailto:outlook_D4C78ED1D4BFC4FE@outlook.com]
Sent: Wednesday, October 25, 2017 1:15 PM
To: John E. Beverungen <jbeverungen@baltimorecountymd.gov>
Subject: Case No. 2017-0356-SPX Location: 7560 Belair Road

Would like you to know I am in support of the above mentioned hearing, that is to be reviewed in the very near future. I am a member of the Overlea Fullerton Rosedale Business Association, and am in favor of the Royal Farm Store to be built in our community. I hope you rule in favor of the addition. I think it will definitely have a positive impact on our area.

Thank you for your time in this matter.

Darlene Rumbley
2 Beyda Court
Nottingham, Md. 21236

Sent from Mail for Windows 10

John E. Beverungen

From: Lisa Harris <ritasoverleafullerton@gmail.com>
Sent: Tuesday, October 24, 2017 3:39 PM
To: John E. Beverungen
Cc: Dkarceski@venable.com
Subject: Case no. 2017-0356-SPX location 7560 Belair Road

Honorable John E. Beverungen,

My name is Lisa Harris and I am the general manager of Rita's Italian Ice @ 7698 Belair Rd. I am writing to you to express my support for the proposed Royal Farm . Over the past several years we have been working very hard to rebuild and revitalize our neighborhood. We have had several businesses come into the area and I truly feel that the Royal Farm would be a wonderful addition to the community.

When most people think of Royal Farm they think mini-mart/convenience store. This is something that would greatly benefit our community considering we do not currently have an establishment of this nature in the area.

I sincerely hope that you consider all of these things when making your decision. Thank you for your time.

Sincerely,
Lisa Harris
Rita's Italian Ice

John E. Beverungen

From: Donna Bethke <ptavon@comcast.net>
Sent: Wednesday, October 25, 2017 8:42 AM
To: John E. Beverungen
Subject: Support of Royal Farms... Case No. 2017-0356-SPX
Attachments: Royal Farms_Copy of Docs submitted for CZMP 2016.pdf

Importance: High

To the Honorable Judge Beverungen,

I would like to include these docs of support from the residents of Linover, our business members and others who frequent our area and are in favor/support of the Royal Farms coming to Belair Road. OFBPA was very involved in the County process and I've also included my letter presented at that hearing with reasons we feel Royal Farms would be a good business neighbor to our community.

Sincerely,

Donna Bethke
Overlea Fullerton Rosedale
Business Association
OFBPA President 2017
www.ofbpa.com

410-665-6551 (h)
410-852-0226 (c)
410-882-5194 (f)
ptavon@comcast.net
http://secure-web.cisco.com/1mlCbyFwdI59cd9oJkLFI03FLpcrJB12kM4ou5texkGcodtDBVK7J6Q7N-JHwggw1W-WTtQDjExeAvtkjJ7MZGW0WHvaCNeRGkfS6nuv6SRJgWGJxXLWkoPviSGzZqSn_cQsuGg1OI5dXwUyYZkrt7DFtJI99BeB6fuYlwNQ6DzEQKOjs3NtPTR7T9nF7KJFLpBTRhxxjO8O6f-vez06TX_xXenCYIF4DRfILSzxlg3rF8socAjlAzkBtjJnApoEHXwHDg2bkbde-8SJaY4TYT0-t1l_Zgw0sjxSIV4cMQivf0-gelz_gQebCrSbOv11AAxaj_OmG8pYwNDQJ6GqPYx1Ay-XgstzgHkvAy0GQ0xgvo9ZeuF_BDcu6hCmJDtnxkcxcwGPv067GqnWs3XkufI9sLTkjd5QDoYfmpvm-GJePAI5BIs2fBzxmZcpnLvN5oQvQZuuS224q6XnVVUYeg/http%3A%2F%2Fwww.youravon.com%2Fdbethke

7406 Brookwood Avenue
Nottingham, MD 21236



Virus-free. www.avast.com

Overlea

a Charming Baltimore Neighborhood

October 24, 2017

The Honorable John E. Beverungen
Administrative Law Judge, Jefferson Building
105 West Chesapeake Avenue, 2nd Floor
Towson, MD 21204



Re: Case No. 2017-0356-SPX
Location: 7560 Belair Road

Dear Judge Beverungen:

On September 12, 2017, members of the Overlea Community Association ("the OCA"), along with the OCA Board, met with representatives for Royal Farms. At that meeting, Royal Farms presented a site plan with proposed landscaping and a prototype rendered perspective for the project, which we understood will include a Royal Farms convenience store and carry out restaurant with fuel pump islands.

We first learned of Royal Farms' project during the 2016 CZMP, when representatives of Royal Farms met with the OCA Board and explained the need for a rezoning at the time. After meeting with Royal Farms, our Board delivered a letter of support for the rezoning to Councilwoman Cathy Bevins on behalf of the OCA.

At that time, Royal Farms explained to us that if, and when, the proposed rezoning was granted, they would be required to file a petition for a special exception with Baltimore County and obtain approval for their landscape and lighting plans. It is our understanding that the rezoning has been granted, and that Royal Farms has filed its petition for special exception, with the matter now scheduled for a hearing on Wednesday, October 25, 2017.

Our Board and OCA members have discussed the proposal, and we are familiar with other Royal Farms stores in Baltimore County. It is our opinion that the proposed store and fuel service station at this location will be a benefit to the Belair Road commercial corridor.

Our board would welcome this project within our community. Therefore, we respectfully request that you accept our support and grant the requested special exception, as petitioned by Royal Farms.

Very truly yours,

Carol Stover, President
Overlea Community Association

Overlea Community Association
P.O. Box 18895, Raspeburg, MD 21206



www.overlearocks.org



carolstover@comcast.net



RECEIVED

RECEIVED
JAN 10 1960
U.S. AIR FORCE

John E. Beverungen

From: Melvins Tire <Melvinstire@verizon.net>
Sent: Tuesday, October 24, 2017 1:49 PM
To: DKarceski@venable.com; John E. Beverungen
Subject: Case 2017-0356-Spx 7560 Belair Road

Hello! I am writing to you in support for the case listed above. I think that the Royal Farms store will be an asset to the area. Knowing everything they sell it will impact the area in a positive manner.

Thanks
Mike Todd
Store Manager
Melvin's Tire

Sent from my iPad

Sherry Nuffer

From: Cathy Kratovil <cathy@visualsgd.net>
Sent: Tuesday, October 24, 2017 2:14 PM
To: John E. Beverungen; Administrative Hearings; DKarceski@Venable.com
Subject: Case No. 2017-0356-SPX Location: 7560 Belair Road
Attachments: CZMPIssue6-002.pdf; ATT00001.htm

To Whom It May Concern:

We were only notified by email today of the hearing scheduled for tomorrow, sending our letter of support that was already presented. Hope this helps!

Cathy Kratovil
Treasurer
Elmwood-Belmar Park Community Association
www.elmwood-belmar.org

Elmwood-Belmar Park Community Association

Baltimore County Department of Planning
Attention Coordinator, 2016 CZMP
105 W. Chesapeake Avenue, Suite 101
Towson, MD 212014

June 14, 2016

Subject: 2016 CZMP Issue 6-002

To Whom It May Concern:

The Elmwood-Belmar Park Community Association represents approximately 900 households in the Elmwood Belmar Park neighborhood of Northeast Baltimore County. We also have the immense pleasure of serving as home to the Elmwood Elementary School and a mix of retail and home-based businesses. Our community includes a wide variety of residents, some who have lived here all their lives to those who have just recently found the charm and warmth of Elmwood-Belmar Park.

We are writing this letter in support of CZMP Issue 6-002, a change of zoning from BL/DR 55 to BL-AS at 7560 Belair Road, currently the Fullerton Bingo Hall. It has been too long since the Belair Road corridor has seen any type of development. The proposed Royal Farms Store that would include gas pumps with this requested zoning change and will be the catalyst to ongoing revitalization efforts.

Because the owners of the Royal Farms Stores are Baltimore based, they definitely have a vested interest in the success of our corridor. Allowing this development to move forward by granting the zoning change would bring jobs to our community, cheaper gas prices, and convenience to commuters already traveling Belair Road.

EBPCA considers this development a win win situation for everyone. We look forward to supporting a locally owned business!

Sincerely,

Elmwood-Belmar Park
Community Association & Residents

not just a neighborhood . . . we are a community
www.elmwood-belmar.org

Debra Wiley

From: Debra Wiley
Sent: Tuesday, October 24, 2017 12:18 PM
To: 'Thupari, A. Neill'
Subject: Case No. 2017-0356-X - Royal Farms Store - 10/25 @ 1:30 PM
Attachments: 20171024123152227.pdf

Neill,

Please find attached a few letters that have come in via email for tomorrow's hearing. You may want to stop in tomorrow before the hearing to see if any others come in.

Thanks and have a good day !

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Tuesday, October 24, 2017 12:32 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 10.24.2017 12:31:52 (-0400)

Queries to: adminhearingscpr@baltimorecountymd.gov

Debra Wiley

From: Mike Taylor <killer_bee_88@hotmail.com>
Sent: Tuesday, October 24, 2017 11:11 AM
To: Administrative Hearings
Subject: Case number 2017-0356-X



Greetings:

Please find my concerns re: Case number 2017-0356-X ROYAL FARMS

While I would like to be able to attend the zoning hearings the timing of that meeting may not permit it. However, I want to be recorded at the meeting on Tuesday that for more than a year the following have not adequately been addressed.

- **Traffic** Currently from 695 to below Kenwood Avenue getting on and off of Bel Air Road, and therefore in and out of Linover, is bad at best, a nightmare at worst, and dangerous any time of day, but especially in rush hour traffic. As a result, I am against any rezoning being allowed until there is a way to ease traffic and allow for safer left and right turns off and onto Bel Air Road. As a side conversation, frankly, an intersection redesign for Fowler, Thorncliff, Henry, and Fullerton Avenues on the east side, and Glade, Delight and Belhaven Avenues on the West should be independently evaluated and studied regardless of any rezoning. But now, especially in light of possible rezoning, a comprehensive traffic study must be conducted, and redesign funded before any rezoning takes place.
- **Vagrancy** Any businesses looking to rezone and locate there must have a plan in place to combat vagrancy. This is especially critical to the identified business currently named for this locations. I have yet to be in the parking lot of an Eastern Baltimore County Royal Farm when I have not been approached for "change". Regardless of the named business, we need to ensure any rezoning have a stipulation for, and monitoring of, a plan for vagrancy.
- **Noise** especially critical to those neighboring these locations (I, fortunately, live about 1 mile away but stand fiercely behind my neighbors). If rezoned, there must be a stipulation for any business locating there that operates beyond normal business hours to have "quiet time": that is something legally binding and agreed to by the closest homes, that states no noise beyond a certain level between certain times. As an example, no noise beyond 75dB between 11 PM and 7 AM 7 days a week.
- **Light** again, especially critical to those neighboring these locations. If rezoned, there must be a stipulation for any business locating there that operates beyond normal business hours to keep their exterior lights below Below County limitations.
- **Environmental Concerns** With Stemmers Run so near, there is the potential for fuel leaks and more likely fuel runoff from overfills. If the proposed rezoning includes the allowance for gas stations, etc. I am against it.

In closing, I would ask you to take into consideration a separate issue beyond rezoning. That is Royal Farm has been particularly absent from the community meetings and hiding behind "we were told you do not want to talk to us". I am happy to answer questions you may have for me, via this e-mail address. Thank you for doing what is right for me and my neighbors.

Michael Taylor

10-25-17
1:30 PM

Debra Wiley

From: Victor <victracy@yahoo.com>
Sent: Tuesday, October 24, 2017 10:42 AM
To: Administrative Hearings; Victor Corbin
Cc: Laura Irwin; Caitlin Klimm; Eric Delegate Bromwell; Christian Miele; katherine.klausmeier@senate.state.md.us; john.cluster@house.state.md.us
Subject: Concerns -Case 2017-0356-X -Royal Farms Store Special Exemption - Petitioner: Two Farms, Inc. (Royal Farms); Location: 7560 Belair Road

RECEIVED

OCT 24 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

To who it may concern,

I am a resident to Baltimore County / Glade Ave, Yesterday I noticed the public hearing notices for a special exception for (*Petitioner: Two Farms, Inc. (Royal Farms); Location: 7560 Belair Road*) . I am unable to attend tomorrows hearing, I would like my letter to be read and entered into the official record as my official testimony.

Though I am happy to see this area being developed I do have a list of concerns in regards to the preliminary plans that were presented to the community association. As a past president of a community association in Fells Point and having first hand dealings with this company (Royal Farm Store), frankly I am very concerned. Though I recognize this is not Baltimore City my concerns still remain. They were and still are not the best neighbor to the community.

My concerns are small and I feel that Royal Farmand the Zoning Administrator could address them through changes to their plans and with a binding agreement with the county and the community. Below is a list of my concerns:

*** Traffic Impact Study - Increased traffic - As a resident of Glade Ave often I am not able to make a left turn in the early morning or after 3pm in the afternoon due to the heavy traffic. We have had numerous accidents on Bel Air Road do to speeding , Will there be a light installed at Glade Ave to handle additional traffic?**

*** Opposed to the Car Wash - Increased Traffic**

*** The MTA bus stop should be relocated primarily due to safety issues, you can not have a major bus stop (Brown Line) in front of a busy gas station. Traffic both from the proposed gas station and Glade Ave will increase the likelihood of accidents. I have asked that this issue of the MTA stop be addressed to numerous officials and to date no one has an answer for this problem. I would suggest that the bus stop be moved downhill closer to the shopping center. Additionally I am very concerned about loitering and trash at the current bus stop if not moved. (I have copied members of the general assembly since the MTA is a state agency)**

*** Environmental Impact Study - The proposed location for the Royal Farms is on a major hill , if there is a fuel spill the fuel will run downhill and enter Stemmer Run which they goes to Linover Park. There must be safeguards in place to prevent runoff into Stemmer Run. A proposed WAWA was canceled due to environmental concerns**

*** Using Glade Ave as an exit for the Convenient Store and Gas Station - All entry and exit points needs to be only on Belair Road (there is plenty of space)**

*** Evening Lighting from the Canopy - Light Shields need to be added to the side and back of the canopy so to not affect area residents at night**

*** Beautification along Glade Ave and in the back of the property - Green Fencing on Glade to the back of the property (sloped area)**

*** Security Plan - Convenient Store are known for being robbed**

*** Trash and Loitering - In Fells Point we had massive issues with trash, their needs to be daily , several times**

2/day sweeping of the property and area around. A sign being posted is not enough. We need security cameras on all corners of the outside of the store. In my experience there will be loitering due to the bus stop. Most concerning from the plans I saw was the placement of outside picnic tables which will bring increased loitering and increasingly trash on the outside of the building and along Belair Road.

As a neighbor and member of the community, I am leaning to opposing this development unless positive changes are made to the project. I am disappointed that Royal Farms has made no attempts to speak directly with residents of Glade Ave (the most impacted) with updates to the proposed Royal Farms Store. I applaud LIA for advocating for changes to the project.

It is my hope that the Zoning Judge/ Administrator will take into account many of these issues before granting the Special Exception with its leadership that you can address some of the concerns mainly traffic, exits, tables, security and the moving of the MTA bus stop (possibly closer to the shopping center).

Respectfully,

Victor Corbin
5 Glade Ave
Baltimore, MD 21236
410-327-2427

Resident and Registered Voter

**"What we do does not define who we are;
What defines us is how well we rise after falling"**

410.327.2427 H
410.808.3806 C

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

8/11

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

Comment

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

8/8

PLANNING
(if not received, date e-mail sent _____)no obj
w/ comment

7/17

STATE HIGHWAY ADMINISTRATION

Comment

TRAFFIC ENGINEERING

10/20/17

COMMUNITY ASSOCIATION (6FBPA)

Supports

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

10/5/17

SIGN POSTING

Date:

10/5/17

by

SSG. Black

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Account Identifier:		District - 14 Account Number - 1402022910							
Owner Information									
Owner Name:		7560 BELAIR ROAD LLC			Use:		COMMERCIAL		
Mailing Address:		678 REISTERSTOWN RD			Principal Residence:		NO		
		BALTIMORE MD 21208-			Deed Reference:		/36763/ 00185		
Location & Structure Information									
Premises Address:		7560 BELAIR RD 0-0000			Legal Description:		1.744 AC NWS BELAIR NE COR GLADE AVE		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0081	0010	0057		0000				2016	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
		15000				1.7400 AC		06	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
		FRATERNAL BUILDING							
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2016		07/01/2017		07/01/2018	
Land:		479,600		479,600					
Improvements		615,800		746,200					
Total:		1,095,400		1,225,800		1,182,333		1,225,800	
Preferential Land:		0						0	
Transfer Information									
Seller: TRIEF EUGENE				Date: 10/14/2015		Price: \$1,500,000			
Type: ARMS LENGTH IMPROVED				Deed1: /36763/ 00185		Deed2:			
Seller: BELAIR ROAD & GLADE AVENUE INC				Date: 08/06/1974		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /05467/ 00780		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:				Special Tax Recapture:					
Exempt Class:									



Overlea-Fullerton Business and Professional Association

www.ofbpa.com

October 20, 2017

The Honorable John E. Beverungen
Administrative Law Judge
Jefferson Building
105 West Chesapeake Avenue, 2nd Floor
Towson, MD 21204



Re: Case No. 2017-0356-SPX
Location: 7560 Belair Road

Dear Judge Beverungen:

My name is Donna Bethke, and I am the president of the Overlea Fullerton Business & Professional Association (OFBPA).

I write you today to express the OFBPA's support for the proposed Royal Farms convenience store and fuel service station to be located at 7560 Belair Road. We first learned of Royal Farms' project during the 2016 CZMP, and at that time, the OFBPA pledged our full support for the proposed development and submitted a petition and letter of support for the rezoning to Councilwoman Cathy Bevins.

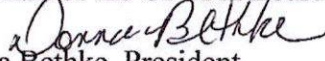
Today, the OFBPA continues to believe that the proposed Royal Farms will bring revitalization to the Belair Road commercial corridor, create jobs for local citizens, and help stimulate the economy in the Overlea-Fullerton area. As we wrote to Councilwoman Bevins, Royal Farms is a locally owned and operated company who maintains a viable business with an excellent reputation in Baltimore County and surrounding counties. The OFBPA recognizes the need for development such as the proposed Royal Farms to continue the vital revitalization efforts along this highly traveled commercial corridor.

It is our understanding that since the rezoning was granted, Royal Farms has filed its petition for special exception, and the matter is now scheduled for a hearing on Wednesday, October 25, 2017.

The OFBPA and its Board of Directors have discussed the proposal, and for the reasons stated above, it is our opinion that the proposed store and fuel service station at this location will be a tremendous benefit to the Belair Road commercial corridor. Therefore, we respectfully request that you accept our support and grant the requested special exception, as petitioned by Royal Farms.

Sincerely,

On behalf of the OFBPA Board of Directors,


Donna Bethke, President

Overlea-Fullerton Business and Professional Association

Case No.:

2017-0356-X

Exhibit Sheet

Petitioner/Developer

Protestant

10-31-17
SenDW
12-1-17

No. 1	1A-1C Site plan	
No. 2	Petersen CV	
No. 3	CZMP log 2016	
No. 4	4A-4M Photos	
No. 5	My Neighborhood Map	
No. 6	Map - Overlea commercial Revital - District	
No. 7	Prior site plan w/ rollover car wash -	
No. 8	Truck-turning movement exhibit	
No. 9	9A > Schematic landscape 9B > plan	
No. 10	Letter from Jim Hermann, BC landscape architect.	
No. 11	Privacy Fence detail elevation.	
No. 12	Proposed Elevation of RF store	

Case No.: 2017-0356-X

Exhibit Sheet - Continued

Petitioner/Developer

Protestants

No. 13	Paul Taylor CV	
No. 14	Cornelius C.V.	
No. 15	Monk CV	
No. 16		
No. 17		
No. 18		
No. 19		
No. 20		
No. 21		
No. 22		
No. 23		
No. 24		

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017

CURRICULA VITAE

Bernt C. Petersen, R.L.A.

**Director of Planning
George William Stephens, Jr. & Associates, Inc.**

Professional Registration: Registered Landscape Architect - Maryland - No. 1095

Education:

State University of New York, College of Environmental Science and Forestry at
Syracuse – Bachelor of Landscape Architecture - 1977
Bachelor of Science, Environmental Studies -1976

Professional practice includes 30 years of experience in land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and testimony regarding land use and zoning issues. Mr. Petersen has been practicing in the Greater Baltimore Metropolitan region since 1988 and has expertise in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County and Howard County, Maryland.

Principal duties for G. W. Stephens, Jr. & Assoc. include: supervision of site development and land planning; zoning interpretation; Community Input Meetings; Development Plan preparation and Hearing Officer's Hearings; Special Hearing and Special Exception petitions; variance request petitions and landscape plan preparation. Prior to his relocation to Maryland, Mr. Petersen practiced site design and land planning in New York and Massachusetts.

Significant local projects include: Powell Property, Forge Landing, Cedar Lane Farms P.U.D., 1400 Taylor Avenue P.U.D., Westwicke, Beachwood Estates, The Sanctuary, Kimbrook, Kopp Property, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Baker Property, Greenfields at White Marsh and The Clusters. A significant project of regional impact is Luther's Forest, a comprehensive mixed use development in Saratoga County, NY.

Mr. Petersen has prepared comprehensive-zoning petitions in Baltimore County during the 1996, 2000, 2004 & 2008 CZMP processes and has an understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He has thorough experience dealing with the Baltimore County's development regulations.

410-297-2340 • FAX 410-297-2345
www.gwstephens.com

BALTIMORE COUNTY

2016 Comprehensive Zoning Map Process Final Log of Issues

Adopted August 30, 2016





Baltimore County 2016 Comprehensive Zoning Map Process

Log of Issues - District 6

September 13, 2016

Issue Number	6-001	Petitioner	Barbara Lukasevich	Location	Between Harewood Rd and Ebenezer Rd, across from Schaadts Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 1	2.54	ML	2.54	DR 1	2.19	DR 1	2.19	DR 1	1.54
				ML	0.34	ML	0.34	ML	1.00
	2.54		2.54		2.53		2.53		2.54

Comments

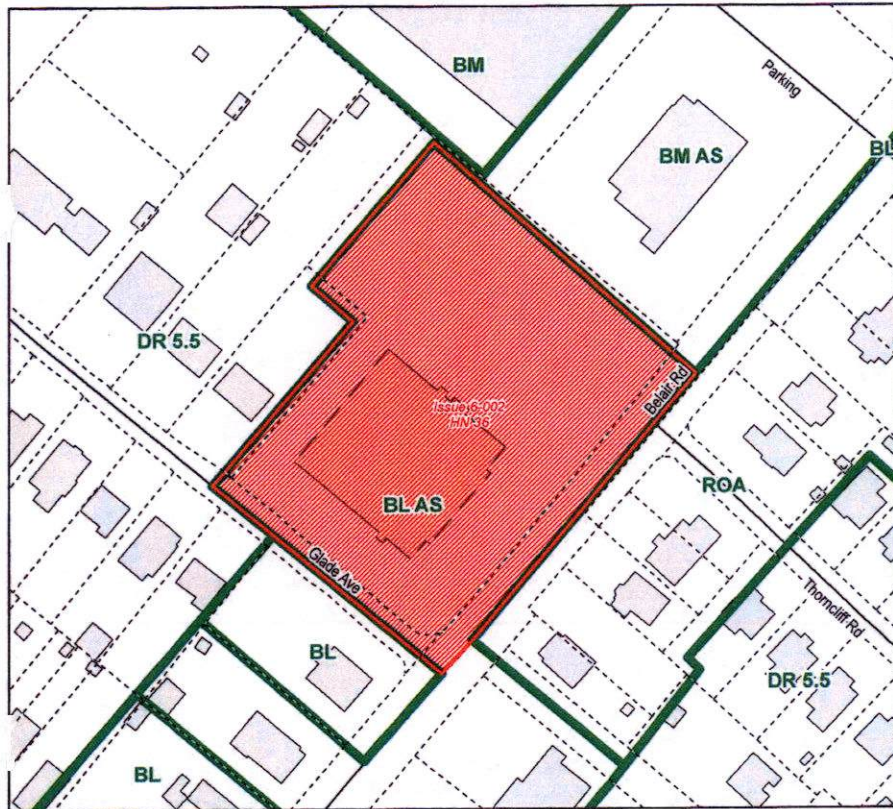
Issue Number	6-002	Petitioner	Two Farms, Inc.	Location	7560 Belair Rd				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
BL	1.84	BL AS	2.00	BL AS	2.00	BL AS	2.00	BL AS	2.00
DR 5.5	0.16								
	2.00		2.00		2.00		2.00		2.00

Comments See Issue 6-030

Issue Number	6-003	Petitioner	Sprinkle/King	Location	Northeast corner of Leland Ave and Magnolia Ave				
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision	
DR 3.5	0.07	DR 16	11.69	DR 3.5	0.07	DR 3.5	0.07	DR 3.5	11.71
ML	11.27	DR 3.5	0.02	ML	11.27	ML	11.27		
ML IM	0.37			ML IM	0.37	ML IM	0.37		
	<u>11.71</u>		<u>11.71</u>		<u>11.71</u>		<u>11.71</u>		<u>11.71</u>

Comments

CZMP 2016 - Issue Map
Issue Number: 6-002



Iteration: COUNTY COUNCIL/2

Tracking#: CZMP16-00036

Legend
Zoning Boundary
Issue Boundary

Zone	District	Acreage
BL	AS	2.00
Total Acreage: 2.00		

Publication Date: August 08, 2016
Publication Agency: Department of Planning
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
Feet
1 inch = 100 feet



County Board



B. PETERSEN PHOTOS

PETITIONER'S EXHIBIT 4A-M

Fullerton Manor
BINGO
410-661-5359

CARRABBA'S
ITALIAN GRILL

Fullerton Manor
BINGO
410-661-5359









A photograph of a building with a white cinder block wall on the left and a grey cinder block wall on the right. A large black fan is mounted on the roof of the white section. A sign is posted on the white wall. The foreground is a gravel area with some grass and fallen leaves. A large tree is on the right side of the image.

**NO
DUMPING**
VIOLATORS WILL BE
PROSECUTED TO THE
FULLEST EXTENT OF
THE LAW











W



July 8, 2020

Victoria Chon
Sure Title
7617 Little River Turnpike, Suite 820
Annandale, Virginia 22003

Dear Ms. Chon:

RE: Zoning Verification, 7560 Belair Road, Nottingham, Md., 14th Election District

Your letter to the Department of Permits, Approvals and Inspections concerning a zoning verification for the above referenced property has been referred to this Office for reply. Please be advised that the referenced property is currently zoned BL-AS (Business Local – Automotive Service) pursuant to the official Baltimore County zoning map 081B2 (map enclosed), which also shows the zoning of the adjoining properties. For a complete list of permitted uses within this zoning classification, please visit our website at www.baltimorecountymd.gov.

Provided the property was developed and occupied in accordance with Baltimore County approved permit plans and all current uses continue to adhere to the requirements of the Baltimore County Zoning Regulations, the present use of the property does not violate applicable zoning regulations. The Office of Baltimore County Code Enforcement has advised that their data-base indicates no current or outstanding zoning citations associated with the subject property.

This letter is strictly limited to the application of the BCZR as applied to the inquiries presented in your letter, and does not, in any fashion, represent verification for any other Local, State or other Regulations that may apply to this property.

THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

September 24, 2015

Residential Title & Escrow Company
Commercial Settlement Services, LLC
100 Painters Mill Road, Suite 300
Owings Mills, Maryland 21117
Attention: Shawn A. Goldfaden

RE: Zoning Verification: Fullerton Manor Bingo
7560 Belair Road
Property Tax ID: 140202910
14th Election District

To Whom It May Concern:

Your letter to the Director of Permits, Approvals and Inspections has been referred to me for reply. Based on the information contained in your letter and the BCZR (Baltimore County Zoning Regulations) the following has been determined.

The property known as 7560 Belair Road is currently zoned BL (Business Local) with a small portion zoned DR 5.5 (Density Residential 5.5 lots per acre) as shown on the official Baltimore County Zoning Map 081B2 (copy of map enclosed). The uses on the BL portion of the property are permitted and restricted by Section 230 (BCZR). Bingo Halls as a principal use are not permitted in these zones as a matter of right or with a Special Exception. For a complete list of permitted and Special Exception uses please visit our website at www.baltimorecountymd.gov.

Please be advised that the property was rezoned from R6 (Residential) to BL (Business Local) pursuant to a Reclassification Hearing 1955-3472 on April 13, 1955. A Special Exception number 1975-0008-XA (for a community building with a parking variance) was applied for and withdrawn on November 12, 1974. Bingo Halls as a principal use are permitted in BM, BR and ML zones. Comprehensive Zoning changes may be applied for thru October 15, 2015. For more information please call the Baltimore County Department of Planning at 410-887-3480. (czmp2016@baltimorecountymd.gov)

The Division of Code Inspections and Enforcement has indicated that there are no known current or outstanding complaints associated with the above referenced address.

Page 2
Zoning Verification
Fullerton Manor Bingo
7560 Belair Road

Hopefully the information set forth in this letter is sufficiently detailed and responsive to this request. If you have any questions please do not hesitate calling me at 410-887-3391.

THE FOREGOING IS MERELY AN INFORMAL OPINION; IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Sincerely,

Leonard Wasilewski
Planner II
Zoning Review

LW/15-370



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 31, 2017

David H. Karceski, Esq.
Neill Thupari, Esq.
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Petition for Special Exception
Case No: 2017-0356-X
Property: 7560 Belair Road

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

c: Tom Clocker, 20 Glade Avenue, Baltimore, MD 21236
Dave Hilditch, 5609 Gardenville Avenue, Baltimore, MD 21206
Helen Lenzenweger, 21 Glade Avenue, Baltimore, MD 21236

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
(7560 Belair Road)		
14 th Election District	*	OFFICE OF
6 th Council District		
7560 Belair Road, LLC	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
Two Farms, Inc.	*	FOR BALTIMORE COUNTY
<i>Lessee</i>		
Petitioners	*	Case No. 2017-0356-X

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Exception filed on behalf of 7560 Belair Road, LLC, legal owner and Two Farms, Inc., lessee ("Petitioners"). The Special Exception was filed pursuant to the Baltimore County Zoning Regulations ("B.C.Z.R.") Sections 405.2.B.1 and 502.1 to use the herein described property for a fuel service station on an individual site.

Professional engineers Paul Taylor and Mickey Cornelius, landscape architect Bernt Peterson, planner Bill Monk and Jeff Bainbridge on behalf of Two Farms, Inc. appeared in support of the petition. David H. Karceski, Esq. and A. Neill Thupari, Esq. represented the Petitioners. Several citizens attended the hearing to express concerns with certain aspects of the project.

A letter of support was received from the Overlea-Fullerton Business and Professional Association (OFBPA), and is included in the case file. Other letters of support and opposition were also received and are contained in the case file. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the State Highway Administration (SHA). None of the reviewing agencies opposed the request.

The subject property is approximately 2.03 acres and is zoned BL-AS. The property is improved with a one-story commercial building now used as a bingo hall. Petitioners propose to

ORDER RECEIVED FOR FILING

Date

10/31/17

By

[Signature]

raze that structure and construct in its place a Royal Farms store with gasoline pumps, restaurant, convenience store and outdoor seating area. Similar amenities are found at other Royal Farms store locations in Baltimore County. The property was rezoned by the county council in 2016 to a designation (BL-AS) which permits by special exception the fuel service station use.

Special Exception

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Petitioners presented testimony from several experts; Messrs. Petersen, Taylor, Cornelius and Monk. Among other things, these witnesses opined Petitioners satisfied the standards in B.C.Z.R. §405.2 (regarding fuel service stations) and §502.1 (regarding special exceptions), and I concur. Based on the testimony presented I believe the project has been thoughtfully designed and will be an improvement to the neighborhood. The site now contains over 86% impervious surface, and as Messrs. Petersen and Taylor noted additional green spaces will be added to screen the use, which will also reduce the amount of impervious surface to approximately 74%. A modern storm water management facility with bio-retention areas will be added to the site as well. The site plan (Exhibits 1A-1C) demonstrates Petitioners will satisfy all setback, landscape and parking requirements (including stacking space requirements) set forth at B.C.Z.R. §405, and no variances are requested or required.

ORDER RECEIVED FOR FILING

Date

10/31/17

By

sen

Citizens indicated traffic is congested in the area, but as Mr. Cornelius testified that is the case on all state highway arterial roads in Baltimore County. As he noted, similar traffic volumes can be found along Frederick Road, Reisterstown Road, York Road, Harford Road and similar thoroughfares. Mr. Cornelius opined the project would not have a greater impact on traffic at this location than it would at other BL-AS zoned properties in the County. He also testified the site is not situated within a failing traffic shed.

Traffic safety and congestion are important issues, but they are also the types of inherent adverse effects that the legislature was presumed to have anticipated when it allowed a fuel service station by special exception. In other words, most uses for which a special exception is required are regarded as "potentially troublesome because of noise, traffic, congestion...." *Montgomery County v. Butler*, 417 Md. 271, 297 (2010). Traffic congestion is an adverse impact which is "inherent" in this use, and the special exception cannot be denied on this basis.

Any gas station/convenience store operation will generate a significant volume of traffic, although as Mr. Cornelius noted most of the trips generated are "pass by" trips; i.e., people will stop in on their way to work or other destination, rather than making a separate trip from their home to simply put gas in their car. As such, I do not believe the Royal Farms store will have a detrimental impact upon the community, and the petition will therefore be granted.

THEREFORE, IT IS ORDERED this 31st day of **October, 2017**, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a fuel service station on an individual site, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is

ORDER RECEIVED FOR FILING

3

Date

10/31/17

By

Sen

reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site
3. Petitioners must obtain from SHA an entrance or access permit for the Belair Road ingress/egress from the site.
4. A car wash facility is not permitted on the subject property.
5. Fuel delivery trucks shall not use Glade Avenue as a means of ingress/egress from the site.
6. Petitioners shall engage the services of a third-party contractor to inspect and maintain at necessary intervals the storm water management facilities at the site.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 10/31/17

By sln

October 19, 2017

7560 Belair Road LLC
2201 Old Court Road
Baltimore MD 21208

RE: Case Number: 2017-0356 X, Address: 7560 Belair Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 30, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
David H Karceski, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson D 21204



\$500

UP-201 15-55

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCS
Initials JSS

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BEL AIR RD ZIP CODE 21236

BUSINESS NAME PRUCH FORMS #257 ZONING _____

OWNER'S NAME 7560 BEL AIR LLC PHONE NO. 410-889-0260 HISTORIC DISTRICT ☐ Yes ☐ No

MAILING ADDRESS 16404 STEVENSON RD STEVENSON, MD 21153

APPLICANT/OWNER'S AGENT Markaya Lee - Butcliffe Arch PHONE NO. 410-484-7091

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No

☒ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☒ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 25 feet x 10 feet = 162 square feet Height: 25 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) Pylon sign

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Markaya Lee
Signature

6-5-19
Date

Markaya Lee
Print/Type Name

☐ Require Planning Signature alquarage Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

JSS 6/5/19
Signature Initials Date



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184724
The applicant is authorized
to affirm that there are no
current violations at this
site pursuant to Section
112.7 BSC
Initials ML

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BEL AIR RD ZIP CODE 21236
BUSINESS NAME PROXII FORMS #257 ZONING _____
OWNER'S NAME 7560 BEL AIR LLC PHONE NO. 410-884-0200 HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MADAYIA LEE - BRITCHIFFE ARCH PHONE NO. 410-484-7010
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)

Size: 1.914 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 36.40, sides 41.94 and 64.77, and rear 184.94

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install three (3) "PROXII FORMS" signs on fuel canopy

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Madayia Lee
Signature

6-5-19
Date

Madayia Lee
Print/Type Name

☐ Require Planning Signature

W. Jones

Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)		
<u>[Signature]</u>	<u>JSS</u>	<u>6/5/19</u>
Signature	Initials	Date



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____
A 184774
The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCZ. Initials [Signature]

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BELAIR RD ZIP CODE 21236
BUSINESS NAME POUCH FIELDS #257 ZONING _____
OWNER'S NAME 7560 BELAIR LLC PHONE NO. _____ HISTORIC DISTRICT ☐ Yes ☐ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT Mackay Lee - Ratcliffe Arch. PHONE NO. 410-484-7010
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 1262 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 5 feet x 23.5 feet = 11.75 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 30.36 sides 34.91 and 131.25, and rear 21.09

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
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3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) "World Famous Chicken? Fresh Kitchen"
INSTALL SIGN ON FRONT OF STORE CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Mackay Lee
Signature

6-5-19
Date

Mackay Lee
Print/Type Name

☐ Require Planning Signature

[Signature]

Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authorized under Section 500.4, BCZR PAI Approval (SIGN ONLY)

[Signature]
Signature

JSS
Initials

6/5/19
Date



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

B _____

A 184774

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BOC

Initials gku

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BELAIR RD ZIP CODE 21236

BUSINESS NAME MOYAL FORMS #257 ZONING _____

OWNER'S NAME 7560 BELAIR RD LLC PHONE NO. 410-889-0200 HISTORIC DISTRICT ☐ Yes ☐ No

MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153

APPLICANT/OWNER'S AGENT MADAYA LEE - HUTCHINS ARCHITECTS PHONE NO. 410-484-7010

SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695

TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 146 / 202 / 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☒ Permanent ☐ Changeable Copy ☒ Wall ☐ Face Change Only ☐ Non-Illuminated

☐ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 1.911 feet x 19.75 feet = 37.85 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 30.30, sides 54.91 and 13.25, and rear 21.09.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install (1) one "MOYAL FORMS" sign on front of store

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Madaya Lee
Signature

6-5-19
Date

Madaya Lee
Print/Type Name

☐ Require Planning Signature W. S. Moore Date 6/5/19

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)
REV 10/14

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] JSS 6/5/19
Signature Initials Date



Permits, Approvals & Inspections

111W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
6/5/2019

Permit Processing Commercial Permit & Development Report

Page 1 of 1

Property Information

Tax Account Number: 1402022910

Election District: 14

Owner Name(s): 7560 BELAIR ROAD LLC

PDM #: 14-0501

Address: 678 REISTERSTOWN RD
BALTIMORE, MD 21208

Zoning District(s): DR 5.5
BM AS

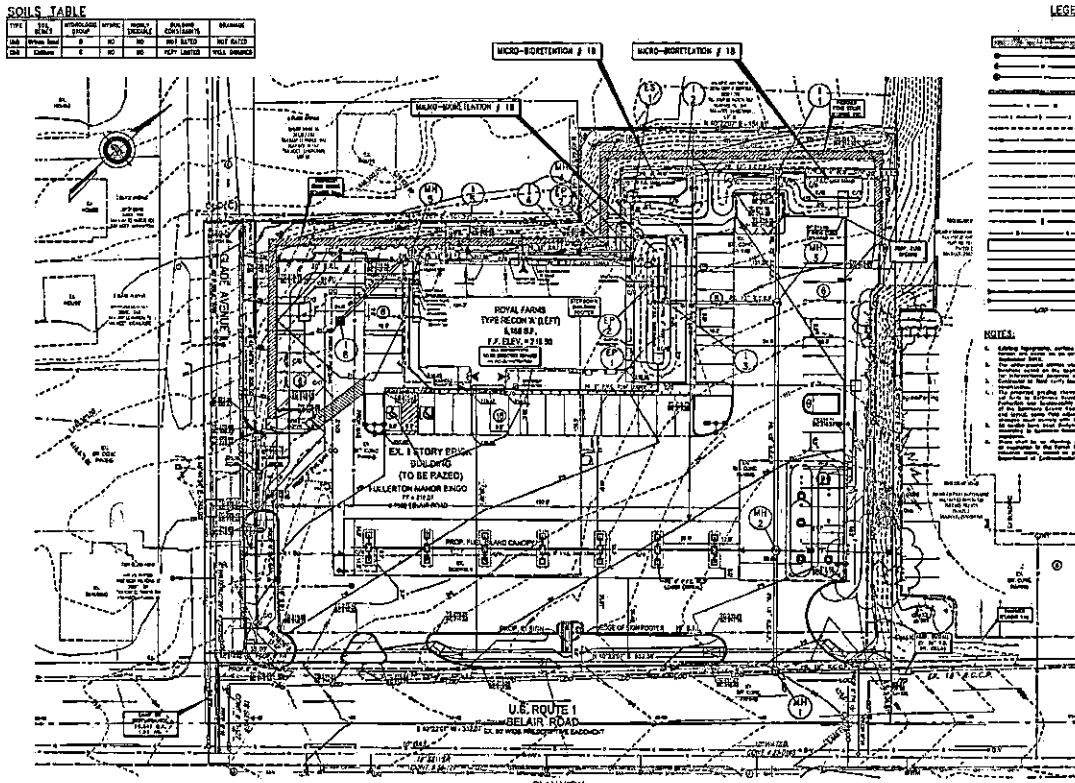
Premise Address: 7560 BELAIR RD

Elevation Range: 206ft - 230ft

Affected Overlays	Instructions: Begin review process with Zoning Review, Room 111	New Com Bldg	Interior Alls.	Add / Ext. Alls.	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing	Chg. of Occup.	Tower Antenna	Signs	Elect. & Plumb	Agency Acknowledgment Initial & Date
Contact Agency	Potential Overlay Issues													
	Growth Tier 1: Served by public sewer and inside URDL													
Planning Jefferson Building Room 101 Phone: 410-887-3211	Commercial Revitalization Districts - Overlea-Rossville	X		X									X	FWOP NSD 6/5/19
DEPS-Sed. Control Jefferson Building 4th Floor Phone: 410-887-3226	Note: All Razing Permits must be sent to Sediment Control for review.													
PAI-Public Services County Office Building Room 119 Phone: 410-887-3751	Note: All permits for Grading, New Buildings & Building Additions must be sent to Public Services.													
Zoning Review County Office Building Room 111 Phone: 410-887-3391	Zoning Cases: R-1955-3472; R-1954-3120; 1975-0008-XA; 2017-0356-X	X		X	X	X	X				X	X	X	JSD

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form 171C

SOILS TABLE						
TYPE	SOIL TEXT	MORPHOLOGICAL GROUP	HYDRAIC	ROOTS SPECIFIC	PLANTING CONSIDERATION	PLANTING
Urb	Urban Sand	B	NO	NO	NOT LISTED	NOT RATED
ChE	Claystone	C	NO	NO	NOT LISTED	WELL DRAINAGE



LEGEND

1 **ENCLOSURE**

2 **ENCLOSURE**

3 **ENCLOSURE**

4 **ENCLOSURE**

5 **ENCLOSURE**

6 **ENCLOSURE**

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GRADING PLAN

ROYAL FARM STORE #257
1900 301. 302 ROAD
THE BEAR IS
PACIFIC @
SOLICITING DISTRICT NO. 5
SOLICITING DISTRICT NO. 54
IN THE COUNTY OF WYOMING

GWS **GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.**
 ARCHITECTS • PLANNERS • INTERIORS • TRANSPORTATION
 10000 W. 10th Avenue, Suite 100, Denver, CO 80231
 (303) 751-1000

	RECEIVED BY	DATE RECEIVED	BY WHOM RECEIVED
	CHARGED BY	JOB NO.	
	QUANTITY IN	FIELD TIME	
	CHARGES TO	COST	

PROJECT NO.	1110
DATE	JANUARY 21, 1979
NAME	T. W.
(Drawing in pencil)	DRAWN (in pencil)

SECURITY INFORMATION THIS DOCUMENT CONTAINS INFORMATION OF A SECRET NATURE AND IS NOT TO BE RELEASED OR DISCLOSED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE NATIONAL AERONAUTICS AND SPACE ADMINISTRATION	C-11	110-
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BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND SUSTAINABILITY
APPROVED FOR GRADING

[illegible]

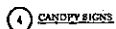
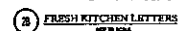
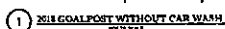
CONSULTANT'S CERTIFICATION

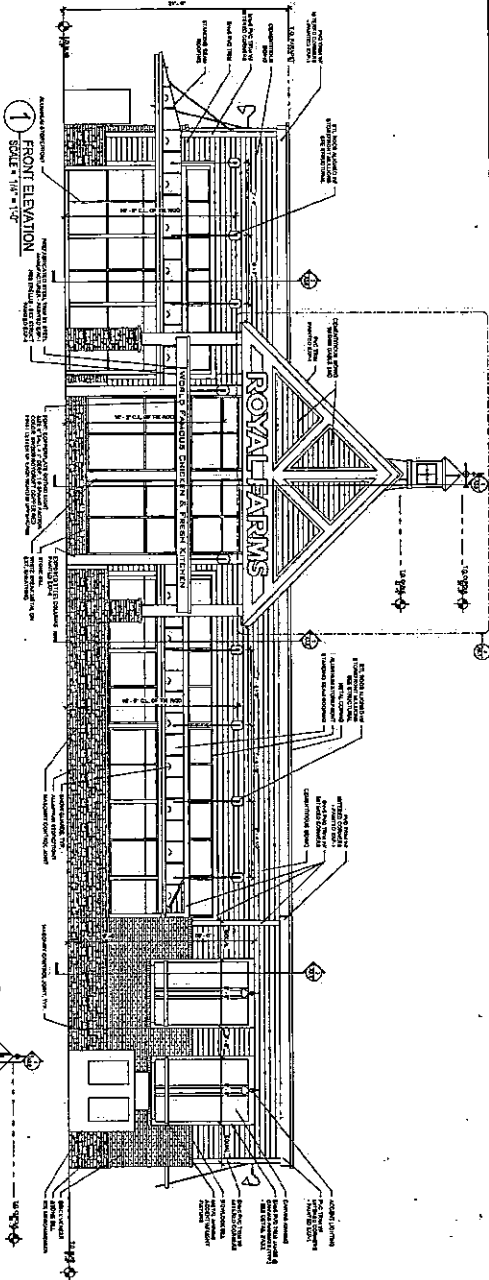
I, the undersigned, hereby certify that I am duly qualified to perform the services required by the above-captioned contract, and that I am not under any legal disability which would prevent me from performing the same.

 Signature of Consultant

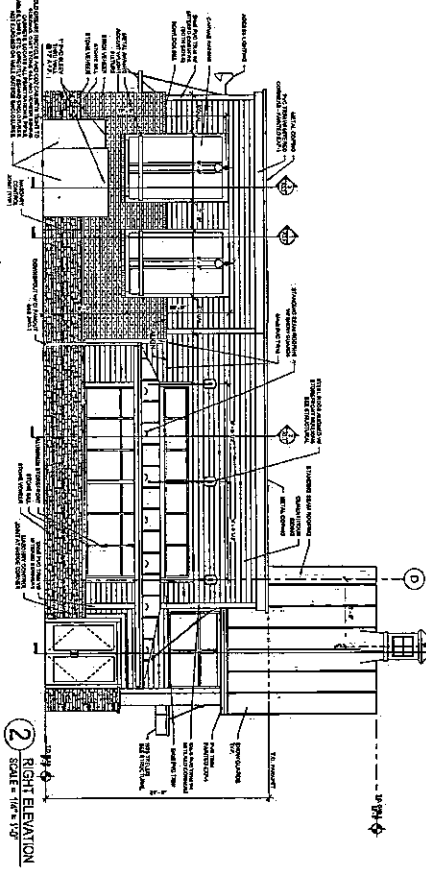
 Date

OWNER/DEVELOPER'S CERTIFICATION-GRADING

[illegible]



1 FRONT ELEVATION
SCALE = 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE = 1/8" = 1'-0"

NOTE:
1. PAINT ALL EXTERIOR ELECTRICAL
EQUIPMENT TO MATCH ADJACENT
SURFACES.
2. SEE CIVIL PLANS FOR DETAILS
3. SEE EMBER 7481 FOR EXTERIOR
FINISH SCHEDULE.

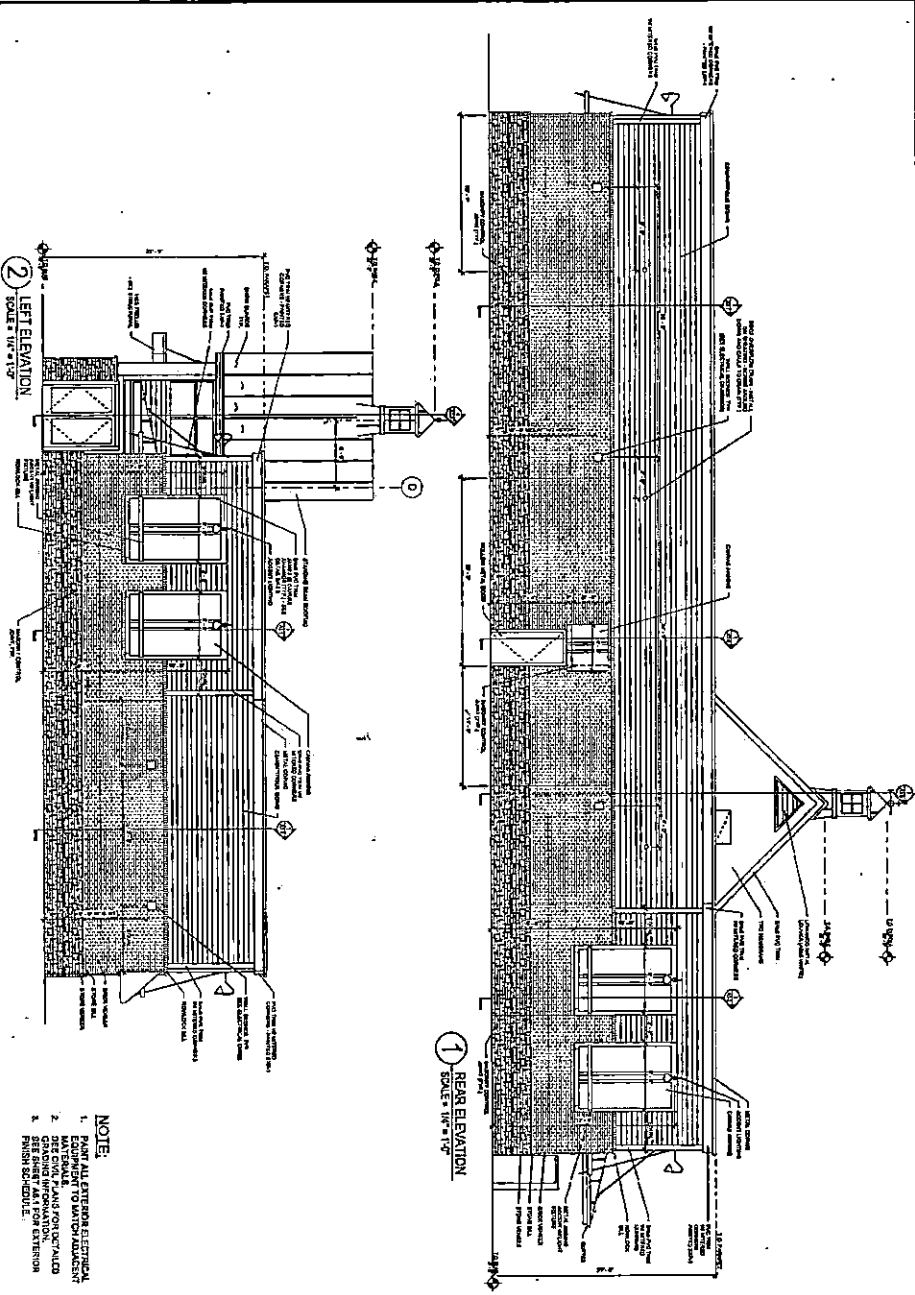
ROYAL FARMS
7560 Belair Road
Baltimore County, MD 21236
Store #257

RATCLIFFE
ARCHITECTS
1000 North ...
Baltimore, Maryland 21201

ELEVATIONS

NO.	DATE	OWNER
1	10/1/13	ROYAL FARMS
2	10/1/13	ROYAL FARMS
3	10/1/13	ROYAL FARMS
4	10/1/13	ROYAL FARMS
5	10/1/13	ROYAL FARMS
6	10/1/13	ROYAL FARMS
7	10/1/13	ROYAL FARMS
8	10/1/13	ROYAL FARMS
9	10/1/13	ROYAL FARMS
10	10/1/13	ROYAL FARMS
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72	10/1/13	ROYAL FARMS
73	10/1/13	ROYAL FARMS
74	10/1/13	ROYAL FARMS
75	10/1/13	ROYAL FARMS
76	10/1/13	ROYAL FARMS
77	10/1/13	ROYAL FARMS
78	10/1/13	ROYAL FARMS
79	10/1/13	ROYAL FARMS
80	10/1/13	ROYAL FARMS
81	10/1/13	ROYAL FARMS
82	10/1/13	ROYAL FARMS
83	10/1/13	ROYAL FARMS
84	10/1/13	ROYAL FARMS
85	10/1/13	ROYAL FARMS
86	10/1/13	ROYAL FARMS
87	10/1/13	ROYAL FARMS
88	10/1/13	ROYAL FARMS
89	10/1/13	ROYAL FARMS
90	10/1/13	ROYAL FARMS
91	10/1/13	ROYAL FARMS
92	10/1/13	ROYAL FARMS
93	10/1/13	ROYAL FARMS
94	10/1/13	ROYAL FARMS
95	10/1/13	ROYAL FARMS
96	10/1/13	ROYAL FARMS
97	10/1/13	ROYAL FARMS
98	10/1/13	ROYAL FARMS
99	10/1/13	ROYAL FARMS
100	10/1/13	ROYAL FARMS

A2.0



NOTE:
 1. FRONT AND REAR ELEVATIONS
 2. MATERIALS TO MATCH ADJACENT
 3. GRADING INFORMATION
 4. SEE INSERT #A1 FOR EXTENSION
 5. FINISH FOR DETAILS

ROYAL FARMS

7560 Belair Road
 Baltimore County, MD 21236
 Store #257

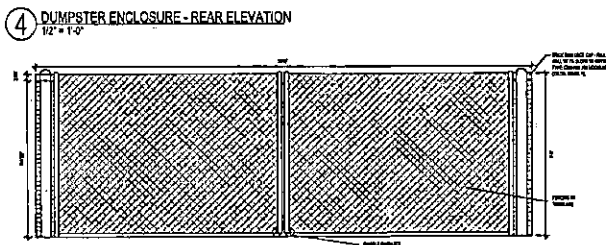
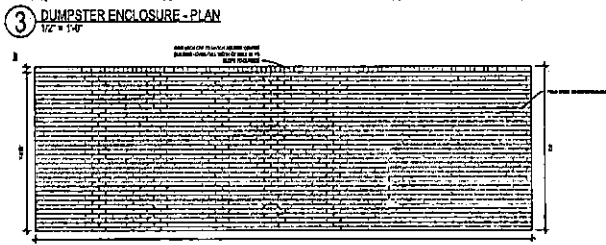
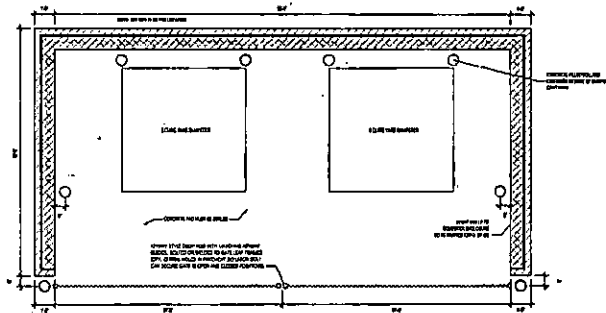
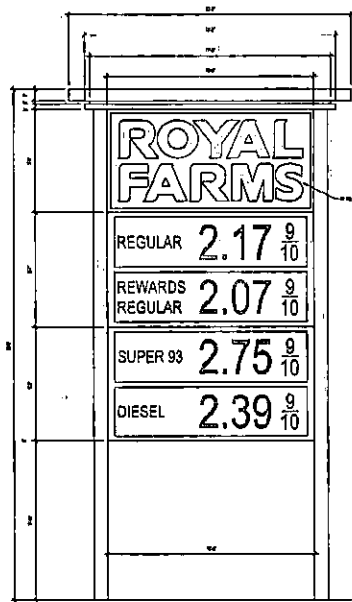
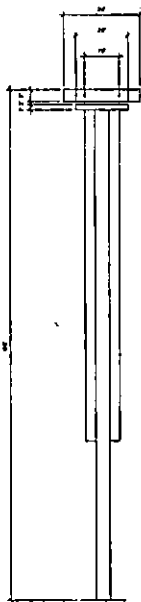
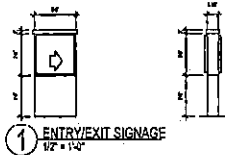
RATCLIFFE
 ARCHITECTS

10000 Belair Road, Suite 200
 Baltimore, Maryland 21234
 Phone: (410) 521-1100
 Fax: (410) 521-1101

ELEVATIONS

#	REMARKS	DATE	BY
1	REAR ELEVATION	11-15-01	RA
2	LEFT ELEVATION	11-15-01	RA
3	GRADING INFORMATION	11-15-01	RA
4	SEE INSERT #A1 FOR EXTENSION	11-15-01	RA
5	FINISH FOR DETAILS	11-15-01	RA

A2.1



RATCLIFFE
ARCHITECTS

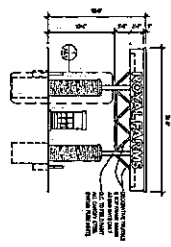
ROYAL FARMS

7560 BUCHHEIM
BETHESDA, MD 20814
SHEET 1257

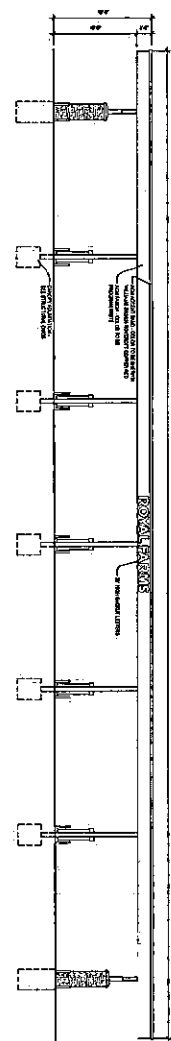
DUMPSTER ENCLOSURE &
EXTERIOR SIGNAGE

#	REVISION	DATE	BY	CHKD
1	ISSUED	01/14/11	JS	JS
2	REVISED	01/14/11	JS	JS
3	REVISED	01/14/11	JS	JS
4	REVISED	01/14/11	JS	JS
5	REVISED	01/14/11	JS	JS
6	REVISED	01/14/11	JS	JS
7	REVISED	01/14/11	JS	JS
8	REVISED	01/14/11	JS	JS
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11	REVISED	01/14/11	JS	JS
12	REVISED	01/14/11	JS	JS
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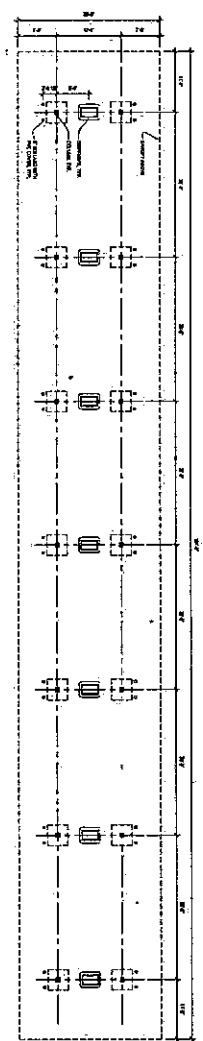
A7.0



3 RIEL CANOPY SIDE ELEVATION
1/8" = 1'-0"



2 RIEL CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 RIEL CANOPY PLAN
1/8" = 1'-0"

ROYAL FARMS
7560 BOWDOY
BETHesda, MD 21236
SHEET C257

RATCLIFFE
ARCHITECTS
1000 Wisconsin Avenue, N.W.
Washington, D.C. 20007
Phone: (202) 331-1100
Fax: (202) 331-1101
Website: www.ratcliffe.com

RIEL CANOPY

NO.	DATE	DESCRIPTION
1	02-23-07	ISSUED FOR PERMIT
2	03-23-07	ISSUED FOR PERMIT
3	04-23-07	ISSUED FOR PERMIT
4	05-23-07	ISSUED FOR PERMIT
5	06-23-07	ISSUED FOR PERMIT
6	07-23-07	ISSUED FOR PERMIT
7	08-23-07	ISSUED FOR PERMIT
8	09-23-07	ISSUED FOR PERMIT
9	10-23-07	ISSUED FOR PERMIT
10	11-23-07	ISSUED FOR PERMIT
11	12-23-07	ISSUED FOR PERMIT
12	01-23-08	ISSUED FOR PERMIT
13	02-23-08	ISSUED FOR PERMIT
14	03-23-08	ISSUED FOR PERMIT
15	04-23-08	ISSUED FOR PERMIT
16	05-23-08	ISSUED FOR PERMIT
17	06-23-08	ISSUED FOR PERMIT
18	07-23-08	ISSUED FOR PERMIT
19	08-23-08	ISSUED FOR PERMIT
20	09-23-08	ISSUED FOR PERMIT
21	10-23-08	ISSUED FOR PERMIT
22	11-23-08	ISSUED FOR PERMIT
23	12-23-08	ISSUED FOR PERMIT
24	01-23-09	ISSUED FOR PERMIT
25	02-23-09	ISSUED FOR PERMIT
26	03-23-09	ISSUED FOR PERMIT
27	04-23-09	ISSUED FOR PERMIT
28	05-23-09	ISSUED FOR PERMIT
29	06-23-09	ISSUED FOR PERMIT
30	07-23-09	ISSUED FOR PERMIT
31	08-23-09	ISSUED FOR PERMIT
32	09-23-09	ISSUED FOR PERMIT
33	10-23-09	ISSUED FOR PERMIT
34	11-23-09	ISSUED FOR PERMIT
35	12-23-09	ISSUED FOR PERMIT
36	01-23-10	ISSUED FOR PERMIT
37	02-23-10	ISSUED FOR PERMIT
38	03-23-10	ISSUED FOR PERMIT
39	04-23-10	ISSUED FOR PERMIT
40	05-23-10	ISSUED FOR PERMIT
41	06-23-10	ISSUED FOR PERMIT
42	07-23-10	ISSUED FOR PERMIT
43	08-23-10	ISSUED FOR PERMIT
44	09-23-10	ISSUED FOR PERMIT
45	10-23-10	ISSUED FOR PERMIT
46	11-23-10	ISSUED FOR PERMIT
47	12-23-10	ISSUED FOR PERMIT
48	01-23-11	ISSUED FOR PERMIT
49	02-23-11	ISSUED FOR PERMIT
50	03-23-11	ISSUED FOR PERMIT
51	04-23-11	ISSUED FOR PERMIT
52	05-23-11	ISSUED FOR PERMIT
53	06-23-11	ISSUED FOR PERMIT
54	07-23-11	ISSUED FOR PERMIT
55	08-23-11	ISSUED FOR PERMIT
56	09-23-11	ISSUED FOR PERMIT
57	10-23-11	ISSUED FOR PERMIT
58	11-23-11	ISSUED FOR PERMIT
59	12-23-11	ISSUED FOR PERMIT
60	01-23-12	ISSUED FOR PERMIT
61	02-23-12	ISSUED FOR PERMIT
62	03-23-12	ISSUED FOR PERMIT
63	04-23-12	ISSUED FOR PERMIT
64	05-23-12	ISSUED FOR PERMIT
65	06-23-12	ISSUED FOR PERMIT
66	07-23-12	ISSUED FOR PERMIT
67	08-23-12	ISSUED FOR PERMIT
68	09-23-12	ISSUED FOR PERMIT
69	10-23-12	ISSUED FOR PERMIT
70	11-23-12	ISSUED FOR PERMIT
71	12-23-12	ISSUED FOR PERMIT
72	01-23-13	ISSUED FOR PERMIT
73	02-23-13	ISSUED FOR PERMIT
74	03-23-13	ISSUED FOR PERMIT
75	04-23-13	ISSUED FOR PERMIT
76	05-23-13	ISSUED FOR PERMIT
77	06-23-13	ISSUED FOR PERMIT
78	07-23-13	ISSUED FOR PERMIT
79	08-23-13	ISSUED FOR PERMIT
80	09-23-13	ISSUED FOR PERMIT
81	10-23-13	ISSUED FOR PERMIT
82	11-23-13	ISSUED FOR PERMIT
83	12-23-13	ISSUED FOR PERMIT
84	01-23-14	ISSUED FOR PERMIT
85	02-23-14	ISSUED FOR PERMIT
86	03-23-14	ISSUED FOR PERMIT
87	04-23-14	ISSUED FOR PERMIT
88	05-23-14	ISSUED FOR PERMIT
89	06-23-14	ISSUED FOR PERMIT
90	07-23-14	ISSUED FOR PERMIT
91	08-23-14	ISSUED FOR PERMIT
92	09-23-14	ISSUED FOR PERMIT
93	10-23-14	ISSUED FOR PERMIT
94	11-23-14	ISSUED FOR PERMIT
95	12-23-14	ISSUED FOR PERMIT
96	01-23-15	ISSUED FOR PERMIT
97	02-23-15	ISSUED FOR PERMIT
98	03-23-15	ISSUED FOR PERMIT
99	04-23-15	ISSUED FOR PERMIT
100	05-23-15	ISSUED FOR PERMIT

A8.0



\$160

UP-2019-0147-S

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

USE PERMIT RECEIPT
190610
The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C. Initials: _____

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BELAIR BOULEVARD ZIP CODE 21236
BUSINESS NAME ROUCHI FURNITURE #257 ZONING _____
OWNER'S NAME 7560 BELAIR, LLC PHONE NO. 410-889-0200 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 11404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MARILYN LEE - RITCHIE ARCHITECTS PHONE NO. 410-484-7010
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 140 1202 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No

☐ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated

☒ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 2 feet x 4 feet = 8 square feet Height: 4 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

A site plan must also be attached for freestanding signs.

Table of Sign Regulations: 450.4.1.- An Electronic Changeable Copy Sign may only have a maximum frequency of one instantaneous message change per 15 second cycle. 450.6.B.3 - Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound.

Work Description (including number of signs, special conditions, materials, locations and size):

Install one (1) Directional sign.
Single face

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Marilyn Lee
Signature

9-18-19
Date

Marilyn Lee
Print/Type Name

☐ Require Planning Signature

N/A

Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 04/17/2019

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)

[Signature]
Signature

gl
Initials

9/19/19
Date



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

USE PERMIT RECEIPT
190610
The applicant must affirm by initials below that there are no current violations at this site, pursuant to Section 112.7, B.C.C.
Initials: SLK

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 7560 BEL AIR ROAD ZIP CODE 21230
BUSINESS NAME MAKUL FIRMS #257 ZONING _____
OWNER'S NAME 7560 BEL AIR, LLC PHONE NO. 410-889-0700 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 10404 STEVENSON RD STEVENSON MD 21153
APPLICANT/OWNER'S AGENT MAKULA LEE - REICHLIFFE ARCHITECTS PHONE NO. 410-484-7010
SIGN COMPANY NAME ABSOLUTE SIGNS PHONE NO. 410-761-6695
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 40 1202 2910

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☒ No
☐ Permanent ☐ Changeable Copy ☐ Wall ☐ Face Change Only ☐ Non-Illuminated
☒ Freestanding ☐ Pylon ☐ Monument ☒ Illuminated (separate electrical permit required)

Size: 4 feet x 4 feet = 8 square feet Height: 4 feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front _____, sides _____ and _____, and rear _____.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached.

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8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Install two (2) Directional Signs.
Double Face

CORNER LOT? ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Makula Lee
Signature

9-18-19
Date

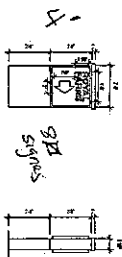
Makula Lee
Print/Type Name

☐ Require Planning Signature N/A Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 04/17/2019

Authority under Section 500.4, BCZR PAI Approval (SIGN ONLY)
[Signature] SLK 9/19/19
Signature Initials Date



① ENTRY/EXIT SIGNAGE
12' x 12'

NOTE:
 "ROYAL FARMS" =
 $0.64' \times 1.45' = 0.928'$
 $0.928' \times 9' = 0.116' \times 100' =$
 11.5% OF TOTAL SIGN AREA
 "ARCO" =
 $1.4' \times 0.55' = 0.77'$
 $0.77' \times 9' = 0.072' \times 100' =$
 7.29%
 TOTAL = 18.8% OF TOTAL SIGN AREA

RATCLIFFE
ARCHITECTS

ROYAL FARMS

7560 Belair Road
 Baltimore County, MD 21236
 Store #257

DATE: 10/06/04
 DRAWN BY: [signature]
 CHECKED BY: [signature]
 APPROVED BY: [signature]

NO.	DATE	DESCRIPTION
1	10/06/04	1.00
2	10/06/04	2.00
3	10/06/04	3.00
4	10/06/04	4.00
5	10/06/04	5.00
6	10/06/04	6.00
7	10/06/04	7.00
8	10/06/04	8.00
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96	10/06/04	96.00
97	10/06/04	97.00
98	10/06/04	98.00
99	10/06/04	99.00
100	10/06/04	100.00

A7.0



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 25, 2017

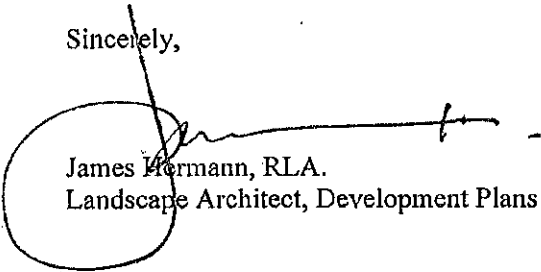
George William Stephens, Jr. and Associates, INC.
Mr. Bernt C. Peterson, RLA
4692 Millennium Drive, Suite 100,
Belcamp, MD 21017
Phone: 410-297-2345

Subject: Royal Farms Store #257
Zoning Case # 2017-0356-X
7560 Belair Road
Baltimore County, Maryland

Dear Mr. Peterson:

This is in response to your request for review of the Schematic Landscape Plan dated 8-2-2017, it has been reviewed with minor comments and can be approved after the comments have been addressed, provided the Special Exception is granted.

Sincerely,



James Hermann, RLA.
Landscape Architect, Development Plans Review

cc: David Karceski, Esq.

PETITIONER'S EXHIBIT **10**

**PAUL W. TAYLOR, P.E.
CURRICULA VITAE**

**B.S. Civil Engineering/1983
John's Hopkins University**

**Maryland Registered P.E. #13741
Delaware Registered P.E. #14705**

With GWS 38 Years; Others 9 Years

Paul W. Taylor, P.E. has the required years of experience and supervisory experience.

Experience & Qualifications

Paul Taylor, P.E. is the Vice President in charge of Development and Transportation related projects at GWS and manages the entire operations at the Belcamp Division of the firm. He is a Maryland registered Professional Engineers with 36 years of experience in the design of Development, Highways, and Utilities for Public Agencies and Private Development in Maryland. As an active Principal of GWS, he is directly involved in the planning, implementation and management of design projects involving complex design solutions and multi-discipline technical expertise. His "hands on" involvement includes development of the design approach, overall supervision, monitoring of schedules and budgets and quality control of the final product. Relevant projects include:

- **Battelle Memorial Institute – Phase 1, H.E.A.T. Center, Harford County, MD** – Principal In Charge for the design of a 17, 000 square foot industrial science and technology office/laboratory complex. Work included design of internal roadway systems, parking facilities, storm drainage systems, retrofitting the existing stormwater management facility to accommodate new construction runoff, water and sewer facilities, erosion and sediment control and satisfying Harford County's Adequate Public Facility Ordinance by providing right turn movement improvements to two intersections that will be impacted by the implementation of the complex.
- **Water's Edge Corporate Campus, Harford County, MD** - Principal In Charge for the design of a 141 acre Corporate Campus which is part of a 200+ acre mixed use development in Harford County. The project includes one to five story office buildings, flex space, a hotel and conference center, a seafood restaurant, a corporate pier, boat launch, fishing pier and jogging trails. GWS is providing surveys, grading, civil engineering for roads, parking lots, utilities, drainage, structural engineering, jogging trails, stormwater management, erosion and sediment control, ADA compliance, and the preparation of permits for the SCS, and MDE/COE.
- **Bainbridge Corporate Center, Cecil County, MD** – Principal In Charge for the civil engineering portions of an 1,185 acre mixed use facility the includes a 100 acre technology center, 50 acre TOME School, and a 10 acre Community College
- **Principio Industrial Campus, Cecil County, MD** Principal In Charge for an 8.4 million square foot rail served industrial development. The project consists of office space, flex space, warehouses and a retail center. Traffic engineering includes 2 new signalized entrances onto US Route 40 and four entrances onto Belvidere Road. GWS is the prime consultant
- **West Ring Factory Road, Harford County, MD** Principal In Charge for a project to improve a 0.61 mile collector roadway by adding curbs and gutter, sidewalks and utility improvements, including storm drainage, sanitary gravity and force mains.
- **Hooker's Mill Road, Harford County, MD** Principal In Charge of a project to realign and improve a 0.72 mile collector roadway. A unique aspect of the project was that the Stormwater management was controlled by underground facilities.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.



MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President



Merging Innovation and Excellence[®]

"A Leader in Sustainable Transportation Solutions"

Mickey Cornelius, proudly one of the first certified Professional Traffic Operations Engineers (PTOE) in the nation, is Senior Vice President of the firm, responsible for managing various aspects of the firm's traffic engineering and transportation planning studies. He is experienced in many aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, geometric design, traffic signals and signal systems evaluation/design, parking and circulation, traffic calming, and transportation systems management.

As a registered Professional Engineer, Mr. Cornelius has over 33 years experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise in his field. Mr. Cornelius has conducted over 2,000 traffic engineering studies and has served as a transportation planner for the development of Master Plans for both private firms and public agencies. His educational and professional background has qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, as well as in Pennsylvania, New Jersey and New York.

Job History

1987 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

1984 - 1987

Traffic Engineering Consultant

1982 - 1984

Civil Engineer, Highway Construction

Educational Background

- *B.S. in Civil Engineering* with emphasis in Transportation
Pennsylvania State University
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
Polytechnic Institute of New York

Affiliations

- Certified Professional Traffic Operations Engineer (PTOE)
- Registered Professional Engineer (P.E.)—DE, MD, ND, PA, VA
- Institute of Transportation Engineers (I.T.E.)
- National Society of Professional Engineers (N.S.P.E.)
- County Engineers Association of Maryland (CEAM)

Examples of places where Mr. Cornelius has testified as an expert witness

MARYLAND

City of Annapolis - City Council
Anne Arundel County - Board of Appeals;
Zoning Hearing Examiner
City of Baltimore - City Council; Planning Commission
Baltimore County - County Review Group, Zoning Commissioner,
Board of Appeals; Circuit Court; District Court
Town of Bel Air - Planning Board; Town Commissioners;
Zoning Hearing Examiner
Carroll County - Board of Appeals; County Commissioners;
Planning Board
City of Bowie - Planning Advisory Board; Mayor and City Council
Cecil County - Technical Advisory Committee
Charles County - Board of Appeals
Dorchester County - Board of Appeals
Frederick County - Planning Board; County Commissioners;
Board of Appeals
Harford County - Zoning Hearing Examiner
Howard County - Planning Board; Zoning Board; Board of
Appeals; Hearing Examiner
Town of Indian Head - Planning Commission
Montgomery County - Planning Board; Zoning Hearing Examiner;
Board of Appeals
Town of North East - Planning Commission
Prince George's County - Planning Board; County Council; Hearing
Examiner
Washington County - Board of Appeals
City of Westminster - Mayor and Common Council
Wicomico County - Board of Zoning Appeals

MICKEY A. CORNELIUS, P.E., PTOE
Senior Vice President

NEW JERSEY

State Court of Administrative Law
Cumberland County - Manchester Township
Zoning Hearing Board
City of Millville - Planning Commission

PENNSYLVANIA

York County - Manchester Township Zoning Hearing Board
Shrewsbury Borough - Planning Commission

NEW YORK

Town of East Hampton - Planning Commission

WILLIAM P. MONK

Principal

PROJECT ASSIGNMENT:

Principal, Urban/Site Planning, Expert
Witness / Project Manager

YEARS OF EXPERIENCE:

MRA: 15
Other Firms: 25

EDUCATION:

Master of Urban Planning, University
of Illinois, 1975
Bachelor of Urban Planning,
University of Illinois, 1973

PROFESSIONAL & INDUSTRY

AFFILIATIONS:

Greater Towson Committee (formerly
Towson Development Corporation)
President 1998-2000
Bd. of Directors 1994-2016
Baltimore County Design Review
Panel, 2008-2015, past Chairman
2011-2013
National Association of Industrial and
Office Properties, Legislative
Committee
Baltimore Development Work Group
(member)
International Council of Shopping
Centers (ICSC)
Maryland Building Industry
Association (MBIA), Baltimore
County Chapter

PAST MEMBERSHIPS & AFFILIATIONS:

Mayor's Transition Committee for
Economic Development, Mayor
Martin O'Malley, City of Baltimore
1999-2000
American Planning Association
National Golf Association
Citizens Planning & Housing
Association (CPHA) (past board
member)
Tomorrow's Towson Urban Design
Committee (member)

QUALIFICATIONS

Mr. Monk is a Principal of MRA and provides site planning/design, project management, and government and community liaison services to institutional, commercial/retail, industrial, and residential clients throughout the mid-Atlantic region. Mr. Monk has worked throughout the mid-Atlantic region for over 40 years, representing commercial/retail and residential clients, as well as serving on nonprofit boards, ad hoc committees, and providing pro bono professional services.

Mr. Monk has extensive experience providing expert witness testimony. He is an approved expert witness in land planning and zoning issues in several jurisdictions throughout the mid-Atlantic region, including Annapolis, Anne Arundel County, Baltimore, Baltimore County, Carroll County, Frederick County, Harford County, Howard County, Prince George's County, and St. Charles Community in Maryland. He has testified in more than 300 zoning hearings over the past 40 years.

Sample projects managed and designed by Mr. Monk include the following:

COMMERCIAL/ RETAIL CENTERS

Bay River - Planned Business Community, Havre de Grace, Maryland - Project Manager/Chief Designer for a 76-acre mixed-use master planned business community containing over 900,000 SF of retail, office, and institutional space. Located at the interchange of I-95 and MD 155, the "Gateway" to the historic city of Havre de Grace.

Hampstead Business Park, Hampstead, Maryland - Project management and site planning for a 26-acre mixed-use (industrial, office, and retail) planned community at the crossroads of the new Hampstead By-Pass and MD Route 482.

Solo Cup Site, Owings Mills, Maryland - Project Manager and Designer in the preparation of a mixed-use (office, retail, and residential) planned community containing over 900,000 SF for this 51-acre site in Baltimore County.

Reisterstown Plaza, Baltimore, Maryland - Principal-In-Charge responsible for design/site planning studies for the reconfiguration expansion of the retail center consisting of over 100,000 SF.

Towson Commons Redevelopment Studies and Design, Towson, Maryland - Project Manager for ongoing redevelopment design studies intended to reposition the street-level retail component of a 15-year old mixed-use project that includes a proposed 20-story residential tower and an existing 10-story office tower. The Redevelopment Study process began with a survey of existing commercial real estate market opportunities in the area, and has focused on adding a strong residential

component, while reinforcing the project's strength as an office location of choice and creating new retail and restaurant opportunities with direct street level pedestrian access. Upfront project feasibility studies included surveying, site engineering, and securing government entitlement approvals.



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Fidelity Investments Office, Towson, Maryland - Principal-In-Charge of land planning for the 6,500-SF office to serve as the prototype for the national deployment of Fidelity Investments new offices. Services provided by MRA included land development engineering, surveying, landscape architecture, architecture, and structural, mechanical, and electrical engineering, and government entitlement processing.

Target Store, Owings Mills, Maryland - Provided preliminary assessment and recommendations for the proposed 100,000-SF retail store with 500 parking spaces on a 12.5-acre site.

Canton Crossing, Baltimore City, Maryland - Master planning for six square block of mixed-use development incorporating hotel, office, retail, food market, structured parking, restaurant, and marina.

Glen Burnie Super Block, Anne Arundel County, Maryland - Prepared site plan for redevelopment of key five+ acre parcel in heart of Glen Burnie Urban Renewal District. Project includes food store anchor, retail, office, residential, structured parking, and town center plaza with skating rink.

BP Amoco Oil Company, Baltimore-Washington - Site/zoning feasibility studies and civil engineering for more than 80 sites.

Hagerstown Commons, Hagerstown, Maryland - A 42-acre, 350,000-SF, phased, mixed-use center containing office, retail and a cinema-plex.

Commerce Place, Prince George's County, Maryland - A 43-acre, 480,000-SF mixed-use retail, office and cinema-plex development.

Manassas Center, Manassas, Virginia - A ten-acre mixed-use, retail strip shopping center and low-rise office development project.

Arundel Crossing East, Anne Arundel County, Maryland - Prepared a 40-acre site development plan containing both a Super K-Mart Store (190,000+ SF) and a Hechinger's Home Care Center (130,000 SF.)

Allied Signal Company, Harbor Point, Baltimore, Maryland - Prepared mixed-use master plan for a 20+ acre site strategically located at entry to Baltimore's Inner Harbor. Includes retail, office, housing, entertainment, marina, and cruise ship docking facilities.

Old Town Mall, Baltimore, Maryland - Prepared site plans for re-design of historic urban renewal project, anchored by supermarket.

Boston Street Quay, Baltimore, Maryland - Prepared site plans for three-acre mixed-use development project on Baltimore's Inner Harbor waterfront, in Canton, incorporating retail, housing, and pier restaurant, with waterfront pedestrian promenade.

Tyson's Corner, Virginia - Preparation of site plan alternatives for a two-acre, multi-story retail/office and parking project containing more than 160,000 SF with structured parking.

Light House Point, Boston Street, Canton, Maryland - Prepared master plan for large scale mixed use waterfront development in historic Canton on Baltimore's "Gold Coast." Project includes housing, marina, specialty/maritime retail, restaurants, and pedestrian waterfront promenade.

Office Condominium Site Assessments, Mid-Atlantic Region - Prepared over 75 site development plans for the development of suburban office parks. Projects range in size from 5,000 SF to over 100,000 SF.

Liberty Valley Country Club, Baltimore County, Maryland - Assisted client through the special exception and variance procedures and obtained approval for redevelopment of Liberty Valley Country Club. Prepared golf course preliminary design plan.

Landover Center Rezoning, Prince George's County, Maryland - Prepared the master plan for a 15-acre mixed-use retail, motel, and office building project. He also served as expert witness in the successful rezoning.

Lee Property Master Plan, Frederick County, Maryland - Preparation of a 102-acre mixed-use commercial complex containing over 400,000 SF of office, research and development space, a 190,000-SF Wal-Mart Super Store, a hotel/conference center complex and open space system. A historic Guilford farmstead comprising approximately 15 acres is the centerpiece of the complex. This area is on the National Register of Historic Places. The master plan calls for the conversion of historic farmhouse into an inn/restaurant while retaining the farmstead outbuildings and incorporating them into an educational/learning center.

Arundel Delight Quarry, Baltimore County, Maryland - This 125-acre parcel in northwest Baltimore County utilizes an abandoned quarry as its centerpiece by transforming it into a 25-acre lake. The master plan calls for a mix of commercial (village center), employment (office), elderly care/retirement community and a mix of housing types (estate and carriage homes). Additionally an extensive open space system along with active recreational facilities and a Baltimore County fire station are incorporated into this unique master plan. This master plan was prepared over a period of 18 months in concert with a community and business task force that resulted in the approval of the overall master plan and securing the appropriate zoning to accommodate the mix of uses.

Patapsco Planned Community, Baltimore County, Maryland - Preparation of master plan for an 800-acre planned residential and commercial project. Plan includes country club, open space system, community shopping facilities/office, research and development park and a mix of residential housing types.

Run About Cove, Anne Arundel County, Maryland - 110-acre residential community containing over 700 housing units with a commercial village center and extensive recreational/open space amenities.

Edmondson Square Shopping Center, Baltimore, Maryland - Prepared site development plans for redevelopment of the six-acre site for new Giant Food, Hollywood Video, and Advance Auto Parts stores.

Towson Overlook, Baltimore County, Maryland - Re-development of 13-acre site to add 75,000 SF to the existing 50,000-SF shopping center.

EDUCATIONAL FACILITIES

Elementary - High School

St. Marks School, Baltimore County, Maryland - Prepared plans and assisted client in obtaining rezoning for the historic renovation and redevelopment of the former St. Marks School on Winters Lane in Catonsville.

College / University

Technology Center at University of Maryland Baltimore County, South Campus, Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the South Campus to include two to three new research & technology buildings and conference center ranging in size from 60,000-100,000 SF each. 2003/Not built.

University of Maryland Baltimore County, Main Campus Master Planning for the Technology Development Center (TDC) and the Technology Research Center (TRC), Catonsville, Maryland - Principal-In-Charge responsible for master planning for expansion of the TDC and TRC facilities to include research, teaching, and conferencing facilities totaling 150,000-200,000 SF.

University of Maryland Baltimore County, Technology Development Center Parking Facilities, Catonsville, Maryland - Principal-In-Charge of site planning, civil engineering, and surveying for a 330-car satellite parking facility with shuttle bus pickup.

GOLF COURSE COMMUNITY MASTER PLANNING AND GOLF COURSE PLANNING AND DESIGN

Country Club of Maryland, Towson, Maryland - An 18-hole private country club. Served as principal in charge and project manager for overall planning, design and final engineering of a 36 unit residential subdivision. Lead consultant in procuring all entitlement approvals (development plan and record plat pending). Coordinated all environmental consultants and the golf course architect in securing waivers and environmental approvals for stream modifications and renovations to the golf course.

Lake Diamond Golf and Country Club, Pinehurst, North Carolina - Preparation of a master plan incorporating an 18-hole golf course with club facilities and a "public golf center" including driving range, chipping and pitching greens and miniature golf course. Golf course routing is through dense pine forests and sand hills indigenous to the Pinehurst area. Lake Diamond (44 acres) provides a unique natural amenity. Estate home sites, community beach and recreation area, and the golf course are situated along the lake frontage. The Lake Diamond subdivision has been modified and incorporated into the overall master plan. The plan encompasses approximately 350 acres and includes estate homesites (20,000 SF+/-) and fairway cottage sites (7,000-8,000 SF).

Baltimore County, Maryland - Preparation of a golf course routing plan on approximately 210 acres of state-owned property adjacent to the Patapsco River. This unique golf course routing plan is laid out around a number of environmentally sensitive wetland areas and is integrated with a proposed equestrian riding center and riding trails, which tie into a public open space network along the Patapsco River.

Liberty Valley Country Club, Baltimore County, Maryland - A nine-hole executive par three golf course has been laid out on a portion of the former Hidden Valley Golf Course. The course is situated in a stream valley and incorporates large teeing areas to maximize the flexibility and allow play from multiple tees. A clubhouse with banquet and dining facilities, along with an Olympic-size swimming pool and tennis courts are included.

Potomac Point Golf Links, St. Mary's County, Maryland - Prepared three alternative golf course routing plans within the context of an 800(+)-acre planned community along the Potomac River in southern Maryland. Each routing plan encompassed different areas of the overall tract. The property, which offered a unique design challenge, included heavily wooded areas, tidal and non-tidal wetlands, fresh water lakes, a reclaimed sand quarry, and Potomac River and an inland bay frontages.

Each routing plan was developed within the context of the overall planned community, which included a wide range of residential product. This included single family estate lots, attached housing, condominium, and golf village home sites along with community commercial village and marina.

The golf course routing plan considered is described below.

The Potomac Point Links will be a unique 18-hole linksland style golf course built within the reclaimed sand hills of the former quarry site. The individual holes blend with the sand hills and ponds of this environmental award winning reclamation project providing a truly unique golf experience unmatched in this region. The course, which will be open to the public, is designed to be challenging and playable for all skill levels. Emphasis is placed on strategic shot making skills rather than strength while the usage of multiple tees allows the course to play from over 6,700 yards to slightly less than 4,900 yards. The unique character of the course incorporates grass bunkers and swales, waste bunkers, mounding, a system of ponds and streams and natural vegetation and grasses all of which reinforce the linkslands style of golf course architecture. The natural setting for the course is further enhanced by broad vistas of Breton Bay from many locations on the course. A public driving range with lesson tee, practice putting and chipping greens, pro shop, and clubhouse will provide the necessary support facilities.

Hunters Green Planned Business Park, Washington County, Maryland - This golf course routing plan is integrated through an 850-acre planned unit development including residential, retail, office, and industrial uses. A series of environmentally sensitive areas and stream are utilized to enhance the natural features and playability of the course. The project also contains an inn and conference center adjacent to the golf course, both of which provide a central focus for the overall development plan.

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

Hackerman Patz House, St. Joseph's Medical Center Campus, Towson, Maryland - Principal-In-Charge responsible for procuring a zoning variance, feasibility study for utilities, production of construction documents, obtaining grading and building permits and construction observation for this two-level, 13,600-SF, 20-room facility located on .85 acres. MRA worked with the project Architect and campus facilities staff to layout this overnight facility for families of hospital care patients. This facility was modeled after the McDonald House facilities and a similar facility on the Sinai Hospital Site in the City of Baltimore. The project design and construction was funded by a donor contribution.

HOSPITALITY

Burkeshire Marriott Feasibility Study, Towson, Maryland - Planner hired by the Baltimore County Economic Development to provide a feasibility study for the expansion of the Marriott Hotel to include conferencing facilities, structured parking, and campus retailing along the York Road street frontage. Project also included developing alternative site plans for the entire block known as the "triangle" which includes the Towson VFW hall.

HOUSING

Decatur Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for 72 housing units in Locust Point.

Luzerne Street, Canton Mills, Chester Street, and Fleet Street Townhomes, Baltimore, Maryland - Project Manager responsible for master planning and civil engineering for urban in-fill residential projects in Baltimore City.

WILLIAM P. MONK
NATIONAL AND REGIONAL COMMERCIAL/RETAIL CLIENTS

CONVENIENCE STORES

7-Eleven Food Stores
High's Food Stores
Wawa Food Stores
Paceway Convenience Stores
Dash-In Food Stores
6-12 Convenience Food Marts
X-Tra Mart
Royal Farm Stores

AUTOMOTIVE SERVICE

Precision Tune
Mr. Transmission
Pit Stop, Inc.
Windshields of America
Grease Monkey
Econo Lube 'N' Tune
Midas Muffler
3 Rivers Glass
Jiffy Lube
Mr. Tire
Kimmel Tire
Midas Muffler
Grease Monkey
Salvo Auto Parts
National Tire Warehouse
Western Auto
Parts America
NTW Automotive

AUTOMOTIVE-GASOLINE

BP/Amoco Oil Co.
Arco Petroleum
Gulf Oil Company
Steuart/Agip
Shell Oil Company
Southern Maryland Oil Co.
Sunoco
Texaco/Star Enterprise
Eastern Petroleum
Quarles Petroleum, Inc.
Carroll Independent Fuel
Ewing Oil Company
Océan Petroleum Co.

RESTAURANTS

Dunkin Donuts
Pizza Hut
Taco Bell
Hot-N-Now
Big Boys
Roy Rogers Restaurants
Checkers
Church's Fried Chicken
Hardee's
Burger King
Golden Corral
Kentucky Fried Chicken
Mr. Donut
Friendly's Restaurants
Chili's Restaurants
Subway Sub Shops
Red Hot n' Blue
McDonald's Corporation
All-In-One (Taco Bell, Pizza Hut, KFC)
East Side Marios
Chevys Mexican Restaurants
California Pizza Kitchen
Fuddruckers
Sweet Pea Café
Old Country Buffet
Cracker Barrel
Rita's Water Ice
Krispy Kreme
Wendy's
Red Robin Restaurants
Mission BBQ

MISCELLANEOUS-COMMERCIAL

Rite Aid
K-Mart
Duron Paints
Nichol's Department Store
Safeway Food Stores
Blockbusters Video
Pier One Imports
Price Warehouse
F&M Drug Stores
Roses Department Store
Town & Country Pontiac-Nissan
Klein's Supermarkets
C.J. Bonner Co.
Carteret Savings Bank
Penn Advertising
Universal Advertising
Giant Foods
Nextel Corporation
PNE Media
Enterprise Rent-A-Car
Koons Ford
ATC Communications, Inc.
Wal-Mart
Sam's Club
Hechinger's
Bluecrest North Caterers
Musselman Chevrolet
Bell Atlantic
Luby Chevrolet
Sports Authority
Revco Drugs
CVS Drugs
Weis Markets
Lamar Advertising
Hollywood Video
Food Lion
Graul's Food Markets
Jeepers, Inc.
Walgreens
Bank of America
Dollar General

WILLIAM P. MONK
JURISDICTIONS WHERE WORK HAS BEEN PERFORMED

MARYLAND

Aberdeen*
Annapolis*
Anne Arundel County*
Baltimore*
Baltimore County*
Bel Air*
Bowie
Charles County
Calvert County
Cambridge
Caroline County
Carroll County*
Cecil County
Centreville
Chesapeake Beach
College Park
Columbia
Easton
Ellicott City
Frederick
Frederick County*
Gaithersburg
Hagerstown
Hampstead
Harford County*
Havre de Grace*
Howard County*
Kent County
Laurel
Montgomery County
Ocean City
Perryville
Prince George's County*
Queen Anne's Co.

Rockville
St. Charles Community*
St. Mary's County
St. Michael's
Salisbury
Talbot County
Washington County
Westminster

DELAWARE

Dover
Kent County
Milford
Newark
Rehoboth Beach
Sussex County

**DISTRICT OF
COLUMBIA**

NEW JERSEY

Cherry Hill
Dover Township
Mountainside
Pequannock Township
Perth Amboy
Piscataway*
Wall Township*
Pompton Plains
Toms River

NORTH CAROLINA

Pinehurst

PENNSYLVANIA

Bucks County
Chester County
Montgomery County
Paoli
Shrewsbury

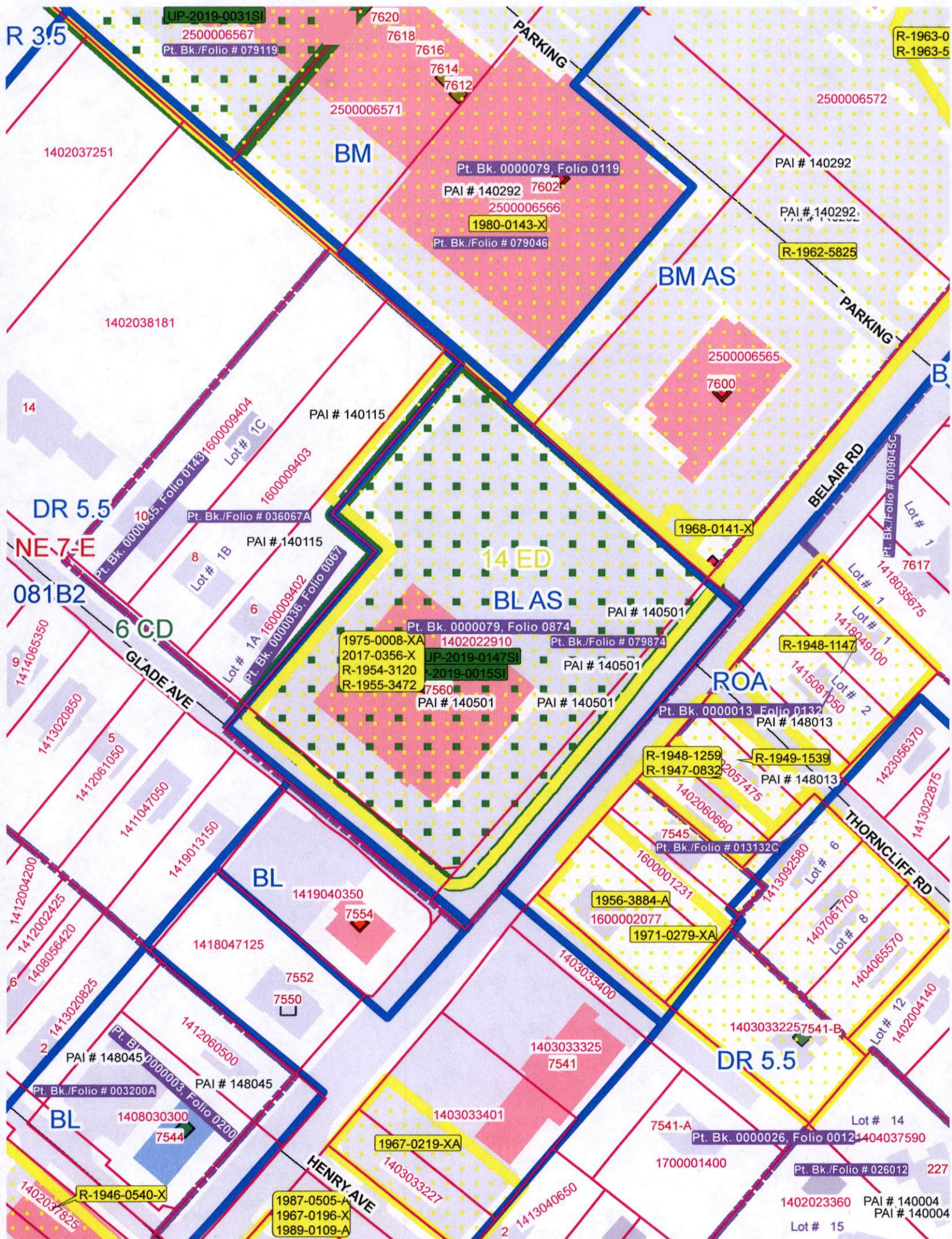
VIRGINIA

Alexandria
Arlington
Arlington County
Chesterfield County
(Richmond area)
Fairfax City
Fairfax County
Falls Church
Fauquier County
Henrico County
(Richmond area)
Herndon
Leesburg
Loudon County
Manassas
Manassas Park
McLean
Prince William County
Quantico
Richmond
Sterling
Vienna

WEST VIRGINIA

Martinsburg

***EXPERT WITNESS**



- LEGEND**
- ① EXISTING STORMDRAIN
 - ② EXISTING WATER MAIN
 - ③ EXISTING SANITARY MAIN
 - EXISTING BUILDING
 - SOILS LINE
 - EXISTING CONTOUR INT.
 - EXISTING CONTOUR INDEX
 - SITE BOUNDARY
 - LOT LINE
 - EXISTING SIDEWALK
 - ADJONER BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING ELECTRIC (APPROX.)
 - EXISTING GAS (APPROX.)
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED CURB
 - BUILDING RESTRICTION LINE
 - PROP. WATER SERVICE
 - PROP. DRAIN
 - EXISTING ZONING LINE

DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA
SHA HIGHWAY WIDENING AREA	1	0.263 AC.±
BALTIMORE COUNTY HIGHWAY WIDENING AREA	1	0.122 AC.±
STORMWATER MANAGEMENT EASEMENT	1	0.177 AC.±

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This certification is submitted in connection with the development known as **Royal Farms Store #257** and is given in accordance with the provisions of Section 22-56(c) of the Baltimore County Code, 1978, as amended.

I, Jeff Robinson, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

I HEREBY CERTIFY, that on this 14th day of December, 2017, before me, the subscriber, a Notary Public in and for the Baltimore County and State aforesaid, personally appeared Jeff Robinson, and made oath in due form of law that the matters and facts herein aforesaid are true.

My Commission Expires: April 23, 2019

NOTE:
If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof.

JAMES ROBINSON
NOTARY PUBLIC
BALTIMORE COUNTY
BALTIMORE, MD 21201
EXP. DATE: APRIL 23, 2019

NOTES: B.C.Z.R. SITE STANDARDS

Section 303.2 Standards for B.L., B.M. & B.R. Zones

In B.L., B.M. & B.R. Zones, the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situated within 100 feet of the joint site property line.

Zoning Commissioners Policy Manual (ZCPM) Section 303 Averaging Front Yard Depths:
Section 303.2C: In determining front setbacks, a service station located with gas pumps and/or shelters for attendants will be considered as structures and used in averaging setbacks.

FRONT SETBACKS TO CENTERLINE OF BELAIR ROAD OF BUILDINGS ON ADJACENT PROPERTIES WITHIN 100' OF 7550 BELAIR ROAD.

7554 BELAIR ROAD (M. B.) = 19.18'

7550 BELAIR ROAD (Carroll) = 30.18'

AVERAGE SETBACK = 24.68'

FRONT SETBACK OF PROPOSED GAS PUMP ISLANDS = 51.87'

SPECIAL EXCEPTION RULING - CASE NO. 2017-0356-X

WHEREFORE, IT IS ORDERED this 31st day of October, 2017, by the Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a fuel service station on an individual site, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

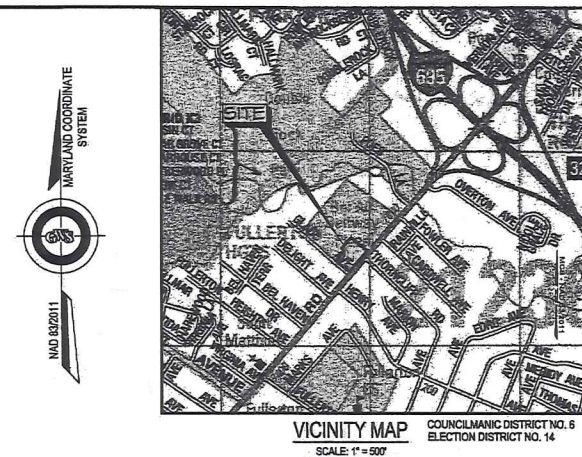
- Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site.
- Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site.
- Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site.
- A car wash facility is not permitted on the subject property.
- Food delivery trucks shall not use Glade Avenue as a zone of ingress/egress from the site.
- Petitioners shall engage the services of a third-party contractor to inspect and maintain at necessary intervals the storm water management facilities at the site.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JAMES ROBINSON
Administrative Law Judge
for Baltimore County



PLAN
SCALE: 1" = 30'



SITE NOTES:

- PROJECT NAME: ROYAL FARMS STORE #257 - 7550 BELAIR ROAD
- DEVELOPER / PROPERTY OWNER: 7550 BELAIR ROAD LLC, 3811 ROLAND AVE, BALTIMORE, MD 21211-3408
- PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4892 MILLENNIUM DRIVE, SUITE 100, BEL CAMP, MARYLAND 21017, (410) 297-2340
- GROSS & NET SITE AREA: 2.037 AC.±
- TOTAL LIMIT OF DISTURBANCE (LOD) = 1.80 AC.± = 78,615 SQ. FT.
- EXISTING ZONING - BL-AS: 1.982 AC.±, BM-AS: 0.013 AC.±, BL: 0.023 AC.±, DR-S: 0.006 AC.±, RO: 0.003 AC.±
- ZONING MAP: 08182
- GIS FILE: 08182
- ELECTION DISTRICT - 14
- COUNCILMANIC DISTRICT - 8
- TAX MAP NUMBER: 81 PARCEL: 57
- TAX ACCOUNT NUMBER: 140222210
- DEED REFERENCE: 36739/185
- EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
- PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
- CENSUS TRACT - 440200
- WATERSHED - BACK RIVER
- AGE OF EXISTING BUILDING = 81 YEARS ±
- BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BCZR SEC. 231.1, PROPOSED - 32.83' ±
- ADC MAP NO. 4700, GRID G-2
- THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY: 7/12/1954 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 9/24/1954. 3/14/1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1955. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN R4 ZONE - 4/13/1955. 6/14/1974 - CASE NO. 75-8-KA - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 408.2B.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974. 9/13/2016 - 2016 CZMP, ISSUE NO. 6002, REQUEST TO RECLASSIFY 1.84 AC. IN A BL ZONE TO 0.16 AC. IN A DR-S ZONE TO 2.0 AC. BL-AS, 8/9/2016 - 2.0 AC. BL-AS RECLASSIFIED. 10/29/2017 - CASE NO. 2017-0356-X - SPECIAL EXCEPTION REQUEST FOR A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT GRANTED ON 10/29/2017.
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS LOCATED IN ZONE(S) "X" (UNSHADED) AS SHOWN ON FEMA RATE MAP 2403104010F WITH AND EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- FLOOR AREA RATIO (FAR) ALLOWED - 3.0
EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 88,732 S.F. = 0.17 FAR
PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,186 S.F. / GROSS SITE AREA - 88,732 S.F. = 0.06 FAR
26. BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
27. AREA REQUIRED FOR COMBINATION USE 14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA REQUIRED - 4 X 2,818 (SALES AREA SQ. FT.) = 11,272 S.F.
- 6 X 2,038 S.F. CARRYOUT RESTAURANT = 12,228 S.F.
- ATM = 1,000 S.F.
TOTAL SITE AREA REQUIRED = 44,700 S.F.
TOTAL SITE AREA PROVIDED = 71,581 S.F.
30. PARKING SPACES
EXISTING PARKING: 170 SPACES - NOT STRIPED
REQUIRED - CONVENIENCE STORE USE: 2,618 S.F. @ 5 P.S./1000 S.F. = 13.09
CARRYOUT RESTAURANT: 2,282 S.F. @ 5 P.S./1000 S.F. = 11.58
FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
AIR VACUUM STATION = 1
TOTAL PARKING SPACES REQUIRED = 34 P.S. (INCLUDES 3 HC REQ.)
TOTAL PARKING SPACES PROVIDED = 55
31. ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
32. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(a) OF THE B.C.Z.R.
33. ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
34. OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
35. PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 6.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.
36. AVERAGE DAILY TRIPS: CONVENIENCE STORE - 24 HOUR WITH GASOLINE PUMPS - 945.6 A.D.T. / 1,000 S.F. X 5,186 = 4,389 A.D.T.

LIMITED EXEMPTION #18001LN PAI #14-0501	LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7550 BELAIR ROAD	DEED REF: 5467 / 0780 BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81 PARCEL: 57	DEVELOPER/PROPERTY OWNER 7550 BELAIR ROAD LLC 3811 ROLAND AVE BALTIMORE, MD 21211-3408 PHONE: 410-889-0200
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ENGINEERS & PLANNERS • SURVEYORS • TRANSPORTATION WATER USE CORPORAION CAMPUS 4892 MILLENNIUM DRIVE, SUITE 100 BEL CAMP, MD 21017 PH: (410) 297-2340 http://www.gwsinc.com		
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 1/16/2018 SCALE: 1" = 30' P#8 11748

RE: PETITION FOR RECLASSIFICATION
AND VARIANCE
NE/corner of Belair Road and Glade
Avenue - 14th Election District
Eugene Trief - Petitioner
NO. 75-8-XA (Item No. 192)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn this Petition, therefore, IT IS ORDERED
by the Zoning Commissioner of Baltimore County, this 12th day of
November, 1974, that the said Petition be and the same is hereby DISMISSED
without prejudice.

Richard H. Menna
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E.
DIRECTOR
WILL T. WALSH
DEPUTY TRAFFIC ENGINEER

June 13, 1974

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 192 - ZAC - May 21, 1974
Property Owner: Eugene Trief
8013 Belair Road and NE/S Glade Avenue
Variance from Section 409.2b.3 to permit 134 offstreet parking
spaces in lieu of the required 300. Special Exception for
Community Building with parking variance per section 409.2b.3.
District 14

Dear Mr. DiMenna:

The subject petition is for a special exception for a
community building and a variance to the parking requirement from
300 parking spaces to 134 parking spaces. Glade Avenue has been a
source of complaints about parking since 1963 and as recently as
January, 1974. To reduce the parking requirement at this time can
only aggravate parking problems in this area.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

LEW OFFICES
HENRY W. KLEMKOWSKI, P.A.
800 BELAIR AVENUE
TOWSON, MARYLAND 21204
204-286-7243

May 15, 1974

Eric Di Menna, Esquire
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Applicant: Fullerton Pharmacy
(Honor)
Complainant: Linover Improvement Assoc.

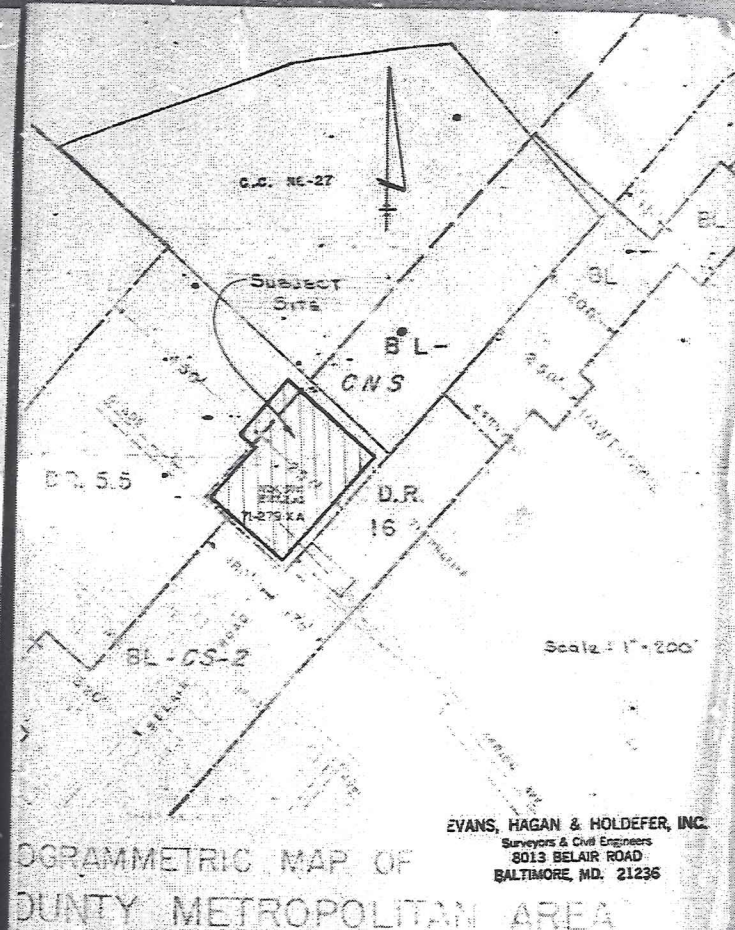
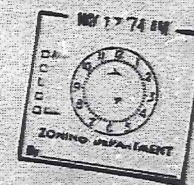
Dear Commissioner:

Please be advised that I represent the above Com-
plainant concerning the application of Fullerton Pharmacy,
Inc. to have a special exception granted from BL to BH
for the location known as Fullerton Manor on Belair Road.

I would appreciate being advised of the hearing date
as soon as one is scheduled.

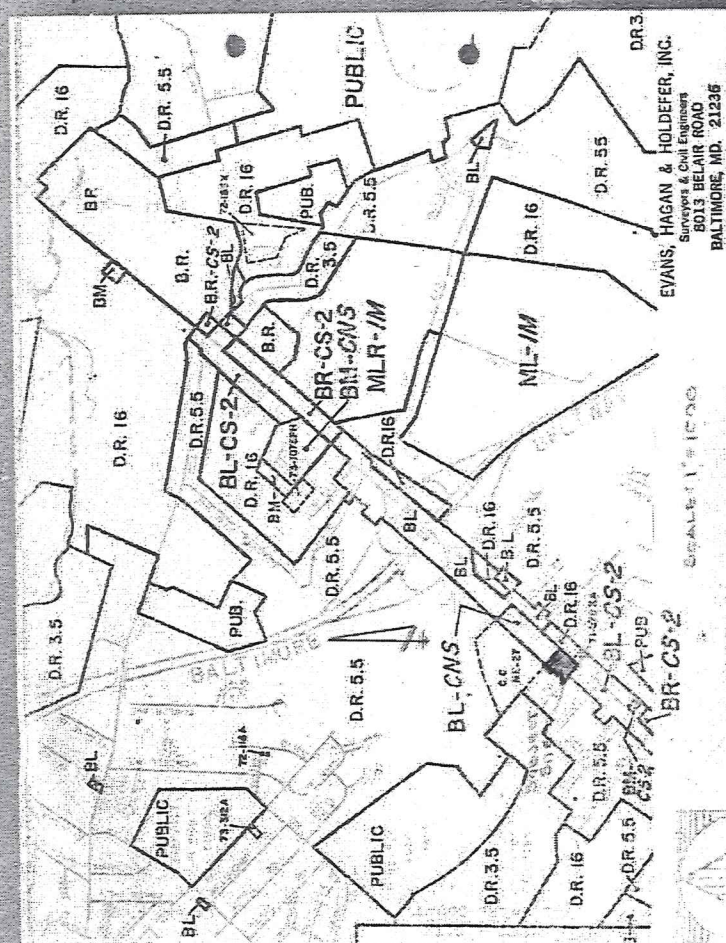
Very truly yours,
Joseph C. La Verghetta
Joseph C. La Verghetta

JCL:sd



EVANS, HAGAN & HOLDEFER, INC.
Surveyors & Civil Engineers
8013 BELAIR ROAD
BALTIMORE, MD. 21236

DIAGRAMMATIC MAP OF
DUNY METROPOLITAN AREA



SCALE: 1" = 100'

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 30, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

The Zoning Advisory Committee has reviewed the
plans submitted with the above referenced petition and
has made an on-site field inspection of the property.
The following comments are a result of this review and
inspection.

These comments are not intended to indicate the
appropriateness of the zoning action requested, but to
assure that all parties are made aware of plans or
provisions with regard to the development plans that
may have a bearing on this case. The Director of Plan-
ning may file a written report with the Zoning
Commissioner with recommendations as to the appro-
priateness of the requested zoning.

The subject property is located on the northwest
side of Belair Road at its intersection with the
northeast side of Glade Avenue, in the 14th Election
District of Baltimore County. It is presently
improved by an existing one-story bingo hall that
was previously utilized by an AsP food store.

Various one and two-story residences exist
to the rear of the site along Glade Avenue, and the
properties opposite the site on Belair Road are
similarly improved. Residences exist both to the
southwest and northeast along Belair Road.

Paul Mark Sandler, Esq.
Item 192
May 30, 1974

Page 2

The petitioner is requesting a Special Exception
for a Community Building in order to utilize the
existing structure for various social functions,
including roasts, dances, and popular music performances.
Additionally, a Variance has been requested to permit
134 parking spaces instead of the required 300 parking
spaces.

This office is withholding approval of the subject
petition until such time as the site plans are revised
to reflect the comments of the Project and Development
Plan Division of the Office of Planning. It should
also be noted that the existing identification sign
appears to extend into the right-of-way of Belair Road.

Very truly yours,

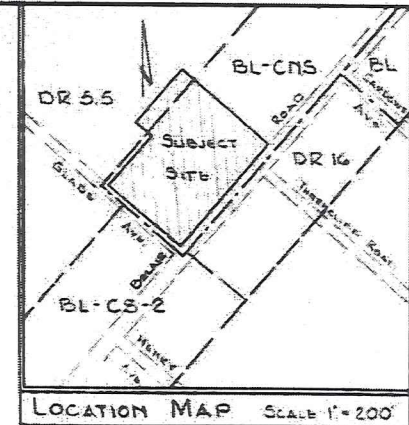
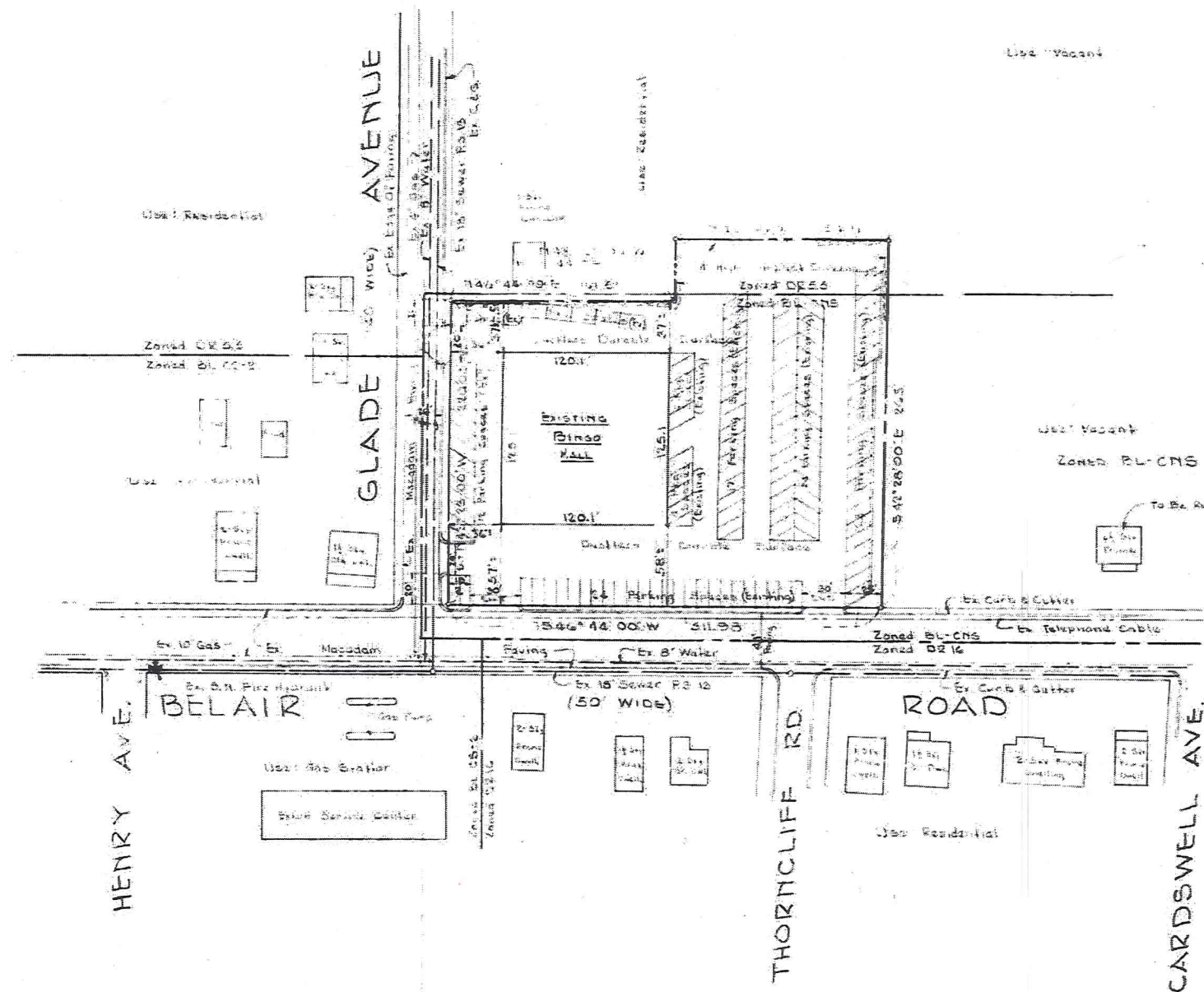
James E. Byrnes, III
JAMES E. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JU

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Rd.
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Bixby Court
Baltimore, Md. 21236



GENERAL NOTES

1. Area Of Property
2. Existing Use
3. Proposed Use
4. Existing Zone
5. Proposed Zone

1.744 AS :

Bldg Hall
Community Bldg.
BL-CNS & DR 5.5
BL-CNS & DR 5.5 WITH SPECIAL
Exception For Community
Bldg. Also Parking Var. To
Allow 134 Spaces instead
of Required 200 Spaces
Per Sec. 40B.2 b.3

old Plat

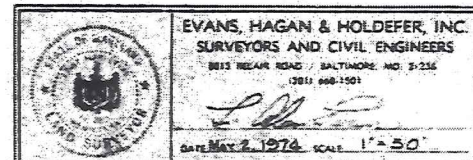
PARKING NOTES

1. Parking Req'd One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total N^o Spaces Req'd 15,000 ÷ 50 = 300 Spaces
4. Total N^o Spaces Provided 134 Spaces (Existing)

PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE

OF
7560 BELAIR ROAD

Prepared by
Petition for a Special
Exception for a Community
Building with a Parking
Variance
Baltimore, Maryland 21204



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Evans, Hagan & Holdafer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birney Court
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under date of May 30, 1974 under the above referenced subject.

Very truly yours,
James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure(s)

cc: Evans, Hagan & Holdafer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birney Court
Baltimore, Md. 21236

OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221 July 1 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 1st day of July 1974 that is to say, the same
was inserted in the issue of June 27 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: Rust Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
before the 1st day of July 1974, the same publication
appearing on the 27th day of June 1974.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: June 27, 1974

Posted for: Hearing July 17, 1974 at 10:00 A.M.

Petitioner: Eugene Trief

Location of property: 2411/1st & Belair Rd. & 2nd Ave.

Location of Sign: 2 Signs posted on Belair Rd. & 2 Signs on Belair Rd.

Reviewed by: Mark H. News Date of return: July 5, 74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by: ZC, BA, CC, CA										
Reviewed by: ETH										
Revised Plans: Change in outline or description										
Previous cases:										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 9th day of May 1974. Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Trief Submitted by: Sandler

Petitioner's Attorney: Sandler Reviewed by: F. Rogers

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted

or filing this 14th day of June 1974.

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Eugene Trief

Petitioner's Attorney: Paul Mark Sandler Reviewed by: James B. Byrnes, III

Evans, Hagan & Holdafer, Inc.,
8013 Belair Road (21236)

Mr. Oliver L. Myers
9 Birney Court (21236)

BALTIMORE COUNTY, MARYLAND No. 16994

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 12, 1974 ACCOUNT: 01-662

AMOUNT: \$52.50

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Larry P. Whalley
Box 561
White Hall, Md. 21161

Advertising and posting of property - \$75.00

BALTIMORE COUNTY, MARYLAND No. 15115

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: July 29, 1974 ACCOUNT: 01-662

AMOUNT: \$78.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Fullerton Manor
7500 Belair Road
Baltimore, Md. 21236

Advertising and posting of property - \$75.00

BALTIMORE COUNTY, MARYLAND No. 15075

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

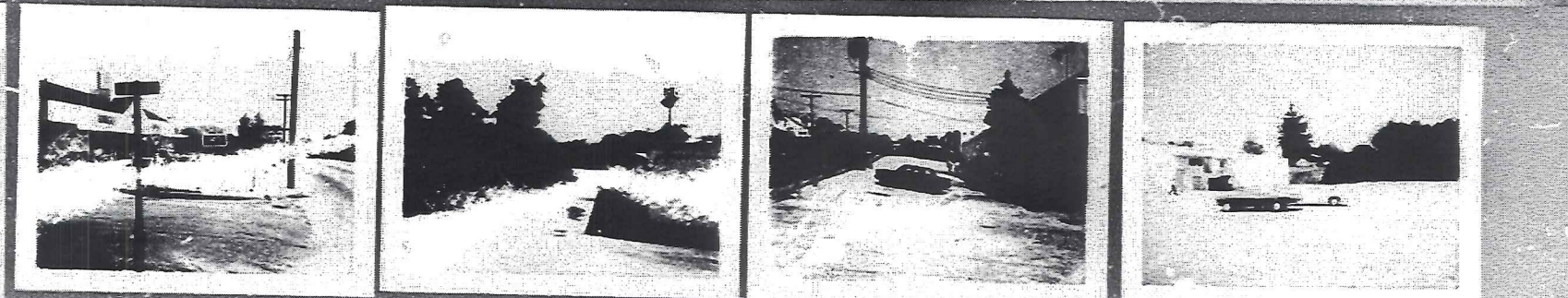
DATE: June 20, 1974 ACCOUNT: 01-662

AMOUNT: \$50.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Paul M. Sandler
5 E. 33rd St., Apt. 41
Baltimore, Md. 21218

Petition for Special Exception and Variance for Eugene Trief



Item 192
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Paul Mark Sanders, Esq.
2 Hopkins Place
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
Filing this 14th day of May 1974.

Paul Mark Sanders, Esq.
2 Hopkins Place
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
Filing this 14th day of May 1974.
S. ERIC DINENNA,
Zoning Commissioner
Petitioner: Eugene Trief
Petitioner's Attorney: Paul Mark Sanders
Reviewed by: James E. Byrnes, III
Chairman, Zoning Advisory Committee
Mr. Oliver L. Myers
9 Birney Court (21236)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Division of Engineering
ELIZABETH H. DIVER, R. E. C.E.

June 3, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #192 (1973-1974)
Property Owner: Eugene Trief
NW/4 Belair Rd. & NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit
134 off street parking spaces in lieu of the required 300.
Special Exception for Community Building with parking
variance per section 409.2b.3
No. of Acres: 1.744 District: 14th

Dear Mr. Dinenna:

The following comments are furnished in regard to the plan submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Belair Road (Rt. 1) is a State Road; therefore, all improvements, intersections,
entrances and exits, etc., are subject to the requirements of the Maryland Highway
Administration. Any utility construction within the State
Road right-of-way will be subject to the standards, specifications and approval of
the State in addition to those of Baltimore County. It is noted that some sidewalk
and curb and gutter is failing (aving 4) and must be repaired along the Belair
Road frontage.

Glade Avenue, an existing County street is proposed to be improved in the future
to a 36-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway
improvements including highway right-of-way widening, a filllet area for site distance
and any necessary accessible easements for slopes will be required in connection with
any grading or building permit application. Further information may be obtained from
the Baltimore County Bureau of Engineering. The submitted plan should be revised
accordingly.

The entrance locations are subject to approval by the Department of Traffic
Engineering and shall be constructed in accordance with Baltimore County Standards.

Erosion Control:

Development of this property through striping, grading and stabilization could
result in a sediment pollution problem; damaging private and public holdings downstream
of the property. A grading permit is, therefore, necessary for all grading, including
the striping of top soil.

Item #192 (1973-1974)
Property Owner: Eugene Trief
Page 2
June 3, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated
on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent)
to prevent creating any nuisance or damages to adjacent properties, especially by the
concentration of surface waters. Correction of any problem which may result, due to
improper grading or improper installation of drainage facilities, would be the full
responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this site (formerly an
A & P Supermarket). It appears that additional fire hydrant protection may be required
in the vicinity.

Very truly yours,

Elizabeth H. Diver
ELIZABETH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:PAR:es

cc: G. Reier
J. Trenner

R-55 Key Sheet
35 & 26 NE 18-Fos. Sheets
NS 7 & 28
81 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Edward M. Evans
Assistant Secretary

May 23, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland, 21204

Attention: Mr. James Byrnes

ITEM:192
Re: Z.A.C. Meeting,
May 21, 1974
Property Owner: Eugene Trief
Location: NW/4 Belair Rd. (Route 1)
& NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section
409.2b.3 to permit 134 offstreet parking
spaces in lieu of the required 300.
Special exception for Community Building
with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th.

Dear Mr. Dinenna:

It is the opinion of the State Highway Administration that a
parking variance of 134 spaces in lieu of the required 300 spaces would
cause on-site problems that could be extended out onto Belair Road. This
would be especially serious considering the high volume of traffic on
Belair Road the 1973 average daily traffic count on this section of highway
is 26,500 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access-Permits
By: John E. Meyers

CLJ:ENJ

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

933-7516

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Eugene Trief

Location: NW/4 Belair Road & NE/4 of Glade Avenue

Item No. 192 Zoning Agenda May 21, 1974

Gentlemen:

Pursuant to your request, the referenced property has been reviewed
by this Bureau and the comments below marked with an "x" are applicable
and required to be corrected or incorporated into the final plans for
the property.

- () 1. Fire hydrants for the referenced property are required and
shall be located at intervals of 100 feet along an
approved road in accordance with Baltimore County Standards
as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts
of the Fire Prevention Code prior to occupancy or beginning
of operations.
- () 5. The buildings and structures existing or proposed on the
site shall comply with all applicable requirements of the
National Fire Protection Association Standard No. 101
"The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Deitz, Chief
Planning Group
Special Inspection Division
Noted and Approved: Paul H. Reincke
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 20, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric Dinenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item 192, Zoning Advisory Committee Meeting
May 14, 1974, are as follows:

Property Owner: Eugene Trief
Location: NW/4 Belair Rd. & NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit
134 offstreet parking spaces in lieu of
the required 300. Special Exception for
Community Building with parking variance
per section 409.2b.3
No. of Acres: 1.744
District: 14

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this
site may be subject to a permit to construct and a permit to operate
any and all fuel burning and processing equipment. Additional infor-
mation may be obtained from the Division of Air Pollution and Indus-
trial Hygiene, Baltimore County Department of Health.

Food Service Comments: Prior to construction, renovation
and/or installation of equipment for this food service facility,
complete plans and specifications must be submitted to the Division
of Food Protection, Baltimore County Department of Health, for review
and approval.

Very truly yours,

Donald J. Roop
DONALD J. ROOP, M.D., M.P.H.
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cag

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 20, 1974

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #192, Zoning Advisory Committee Meeting, May 21, 1974, are as follows:

Property Owner: Eugene Trief
Location: NW/4 Belair Road and NE/4 of Glade Avenue
Existing Zoning: S.L.-C.N.S. and D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 off street parking spaces
in lieu of the required 300. Special Exception for community building with
parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments
are not intended to indicate the appropriateness of the zoning in question, but are to assure that
all parties are made aware of plans or problems with regard to development plans that may have a
bearing on this petition.

The site plan as submitted does not indicate the parking spaces as they exist in the field, on the north
side and the east side of the property. All exterior lighting must be shown on the site plan and in
conformance with Section 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 351, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING: 464-3311 ZONING: 464-3351

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 21, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

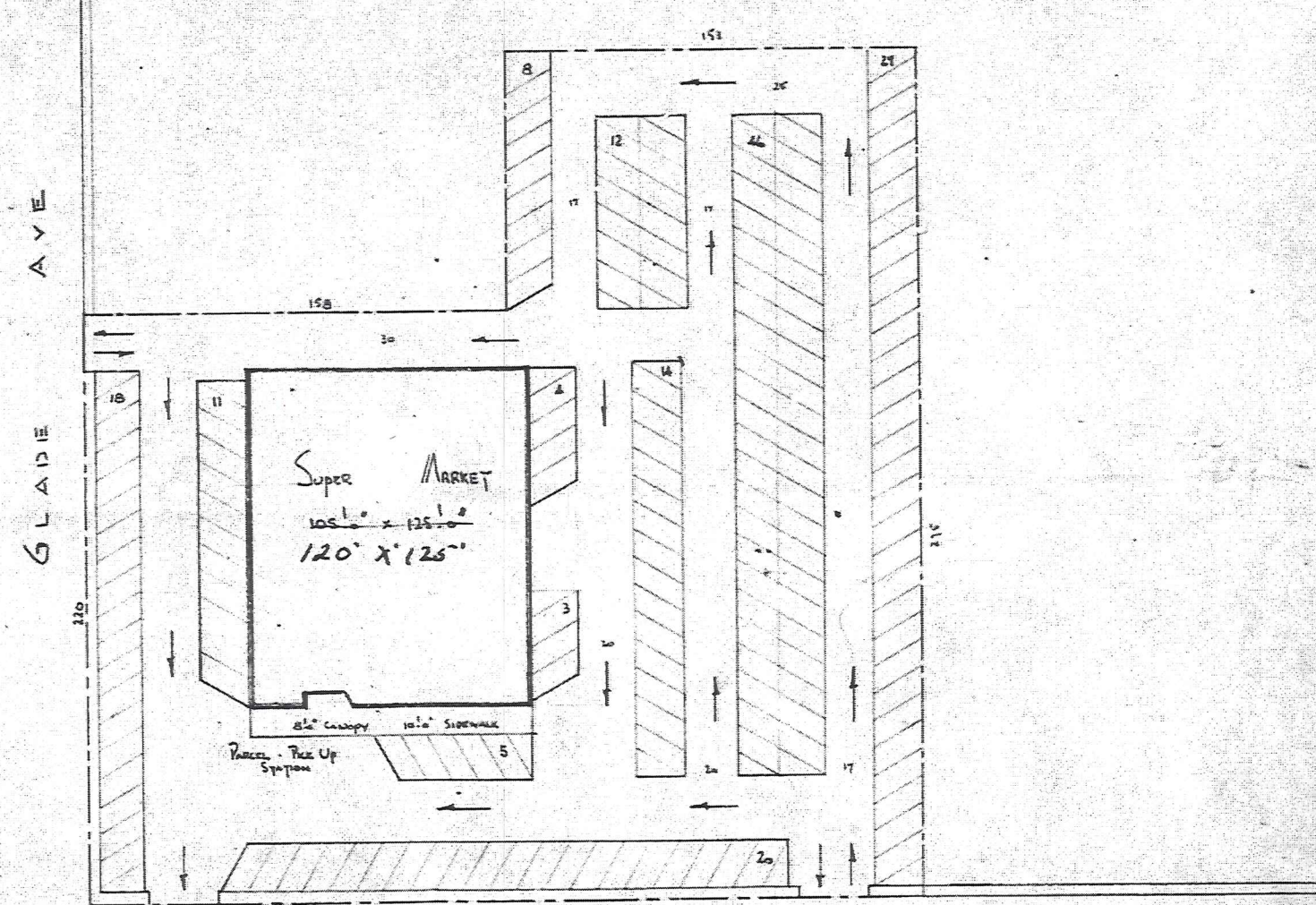
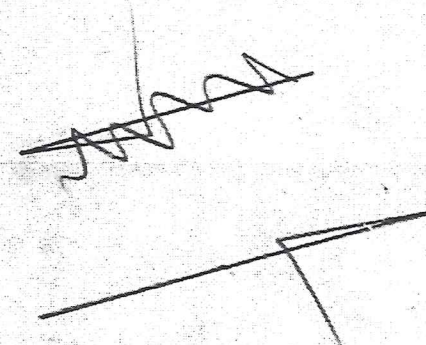
Re: Item 192
Property Owner: Eugene Trief
Location: NW/4 Belair Rd. & NE/4 of Glade Ave.
Present Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet
parking spaces in lieu of the required 300. Special
Exception for Community Building with parking variance
per section 409.2b.3
District: 14th
No. Acres: 1.744

Dear Mr. Dinenna:

No bearing on student population.

WDP/nl

Very truly yours,
W. Nick Patterson
W. Nick Patterson
Field Representative



BELAIR

ROAD

New Super Market
Proposed Parking Lot and Paved
GLADE AVE & BELAIR ROAD, BALTIMORE, MD.
Scale 1" = 40'-0" *Proposed* 2-5-55
170 CAR PARKING



Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County

I, or we, CAUTION COMPANY OF BALTIMORE legal owners of the property, situate in Baltimore County, Electoral District 14, State of Maryland, being further described as follows:

Beginning at a point 150 feet North 45 degrees 45 minutes East from the North-east intersection of Belair Road and Glade Ave.; thence continuing on the same course and distance 150 feet to the North-east corner of the described property; thence North 45 degrees 45 minutes East 200 feet to a point; thence South 45 degrees 45 minutes East 150 feet to the North-east corner of Glade Ave.; thence South 45 degrees 45 minutes East 150 feet to a point; thence North 45 degrees 45 minutes East 150 feet; thence South 45 degrees 45 minutes East 150 feet to the place of beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from Residential to Commercial.

Reasons for Re-Classification:

Size and height of building: front _____ feet; depth _____ feet; height _____ feet
Front and side set backs of building from street lines: front _____ feet; side _____ feet
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CAUTION COMPANY OF BALTIMORE
By *Michael F. Smith*
Legal Owner

Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 25th day of _____ July, 1954, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing hereon be had in the office of the Zoning Commissioner of Baltimore County, in the Rackard Bldg., in Towson, Baltimore County, on the _____ 23rd day of _____ August, 1954, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County
(over)

5/25
1st A

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 23, 1954

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on August 23, 1954, at 10:00 o'clock A.M., before the _____ day of _____ August, 1954, the first publication appearing on the _____ day of _____ August, 1954.

Michael F. Smith
Manager

Cost of Advertisement, \$ _____

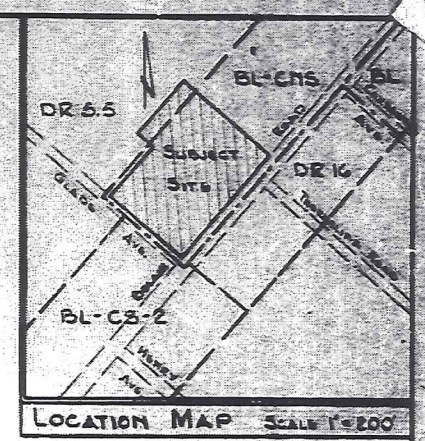
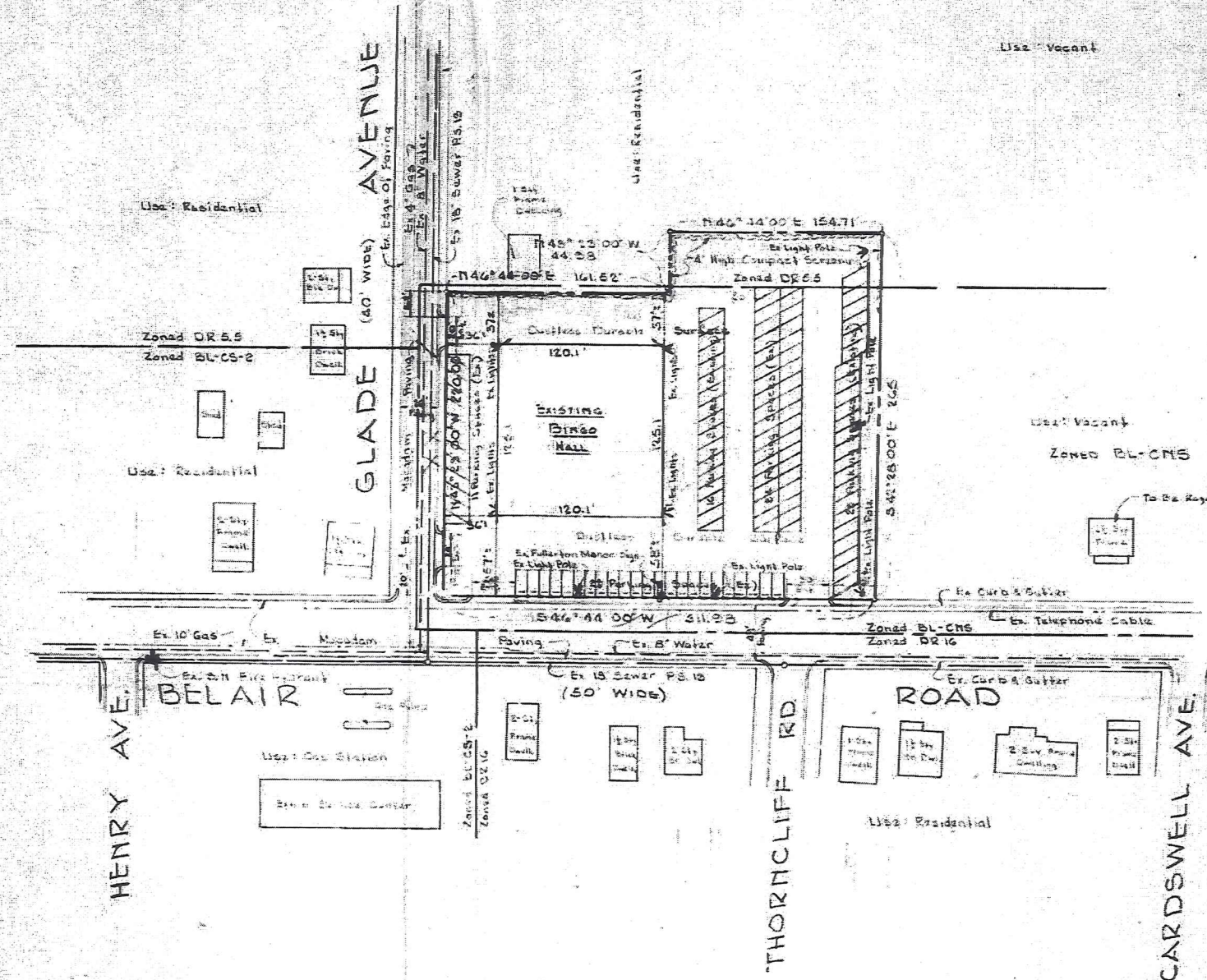
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

3120

District 14
Post for: CAUTION COMPANY OF BALTIMORE
Petitioner: CAUTION COMPANY OF BALTIMORE
Location of property: 150 ft. North 45 deg. 45 min. East from Belair Rd. to Glade Ave. 200 ft. South 45 deg. 45 min. East to Glade Ave. 150 ft. South 45 deg. 45 min. East to Glade Ave. 150 ft. North 45 deg. 45 min. East to Belair Rd.
Location of signs: one sign at each corner of block, one on the N.E. corner of block, one on the S.E. corner of block, one on the S.W. corner of block, one on the N.W. corner of block.
Remarks: Property is to be reclassified from Residential to Commercial.
Posted by: *Michael F. Smith* Date of return: 8-12-54

PAID
AUG 1 9 1954
COUNTY COMMISSIONERS
OF BALTIMORE COUNTY

MICROFILMED



GENERAL NOTES

1. Area of Property
2. Existing Use
3. Proposed Use
4. Existing Zone
5. Proposed Zone

1744 A.S.
Bingo Hall
Community Bldg.
BL-CNS & DR-6.5
BL-CNS & DR-6.5 With Special
Exception For Community
Bldg. Also Parking Variance
To Allow 107 Spaces Instead
Of Required 300 Spaces
Per Sec. 10B.2 b.3

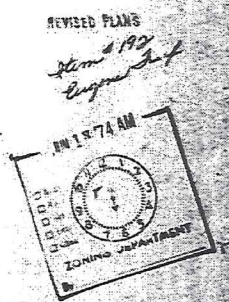
PARKING NOTES

1. Parking Road One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total No. Spaces Road 15,000 ÷ 50 = 300 Spaces
4. Total No. Spaces Provided 107 Spaces (Existing)

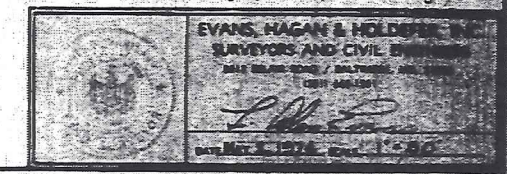
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE

7560 BELAIR ROAD

EUGENE TRICE
% FULLERTON PHARMACY
7542 BELAIR ROAD
BALTO, MARYLAND 21236



REV. 6-11-74 Parking Spaces & Add Ex Lights



Change since the original
going wasn't the misdirection.

To The Zoning Commissioner of Baltimore County:—

Whereas petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-1 zone to an EC-1 zone.

Reasons for Re-Classification: APPROVED Com. for USE

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

John L. Bickell
Legal Owner
Address *7550 Belair Road*

"ORDERED" by The Zoning Commissioner of Baltimore County, this 14th day of March, 1955, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County" in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing herein be had in the office of the Zoning Commissioner of Baltimore County, in the Reesop Building, in Towson, Baltimore County, on the 16th day of April, 1955, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

John W. Hargis
1588220

*GIPSON, MD. March 25, 1955

THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~commencing~~ on 21st day of April, 1855 the first publication appearing on the 10th day of March 1855.

Cost of Advertisement, \$

District: 14th Date of Posting: 9-23-55
 Posted for: Carl A. Buehler, Capt. in U.S. Communist Party & in the Army
 Position: Joseph L. Bepko
 Location of property: Two Trucks: Selma Road, Selma, Ala
 Location of items: one cup M.W. top of black car & Selma Ala. in the
200 ft. north of black car on the W.S. of Selma Rd
 Remarks:
 Posted by: George R. Berman Date of return: 3-24-55

For a Special Permit
To The Zoning Commissioner of Baltimore County

Joshua L. Sichel, Legal Counsel
Contract Purchaser

hereto petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements, now or to be erected thereon) hereinafter described for

All that parcel of land in the Fourteenth District of Baltimore County, beginning from the East end thereof at a point on the northwesterly side of Belair Road, said point being north 46 degrees 46 minutes east 156 feet from the northwest corner of Belair Road and Gladewater, and running thence from said point of beginning and binding on the northwest side of Belair Road, north 46 degrees 46 minutes east 153.58 feet to a point, thence north 42 degrees 28 minutes east 265.5 feet to a point; thence north 46 degrees 46 minutes east 153.58 feet to a point; thence south 42 degrees 28 minutes east 265 feet to the beginning.

Contract Purchaser	<u>Jahua L. Binkell</u> Legal Owner
Address	<u>7550 Bulzac Road</u> Address

ISO-9000

RECEIVED of John W. Hession, Jr., attorney for
Joshua L. Nicholl, petitioner, the sum of Fifty (\$50.00)
Dollars, being cost of petitions for Special Permit,
De-classification, advertising and posting property
northwest corner of Balair Road and Claude Avenue,
14th District, "Adams County, Maryland."

Index

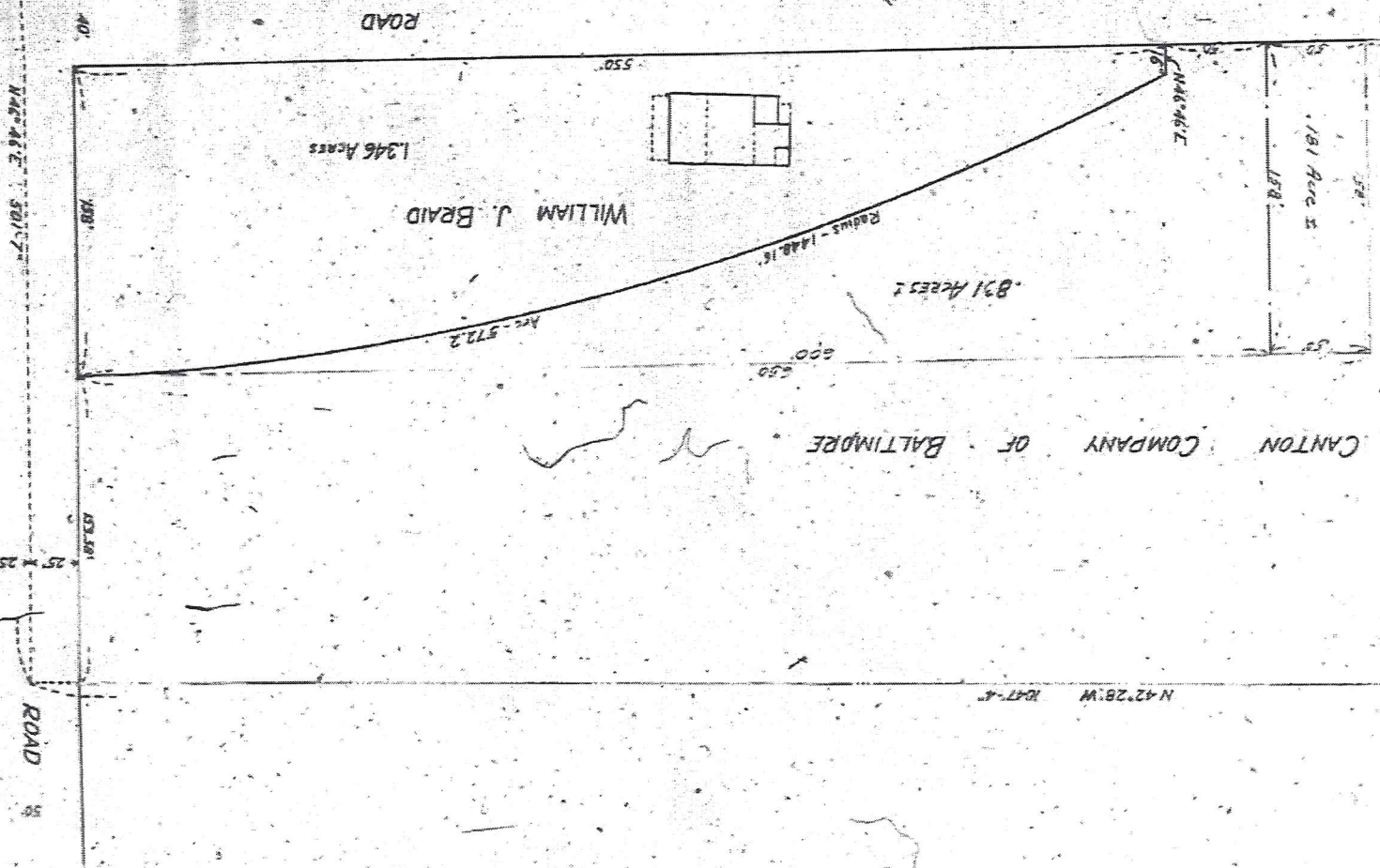
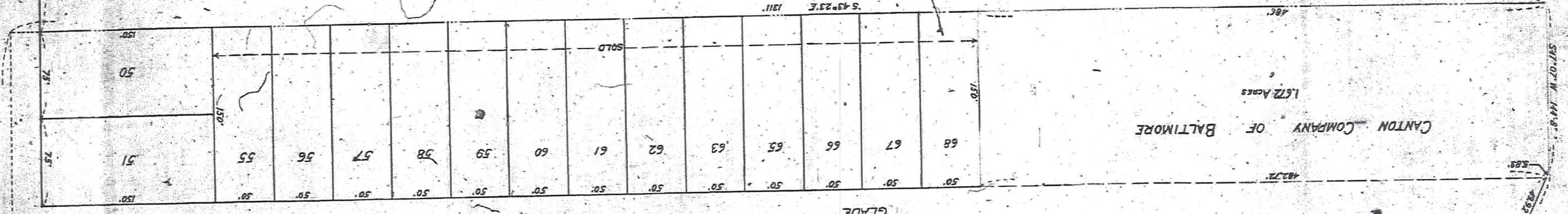
SEANT WEA
Monday, April 4, 1945
at 10:05 a.m.
Norton Building
Trenton, Maryland.

PAID
MAR 14 1966
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C.

CANTON COMPANY OF BALTO.
 WEST OF BELAIR ROAD
 AT GLADE ROAD
 Scale: 1"=50'. November 6, 1947
 Revised May 10, 1954

BELAIR

DELIGHT AVENUE



ROAD

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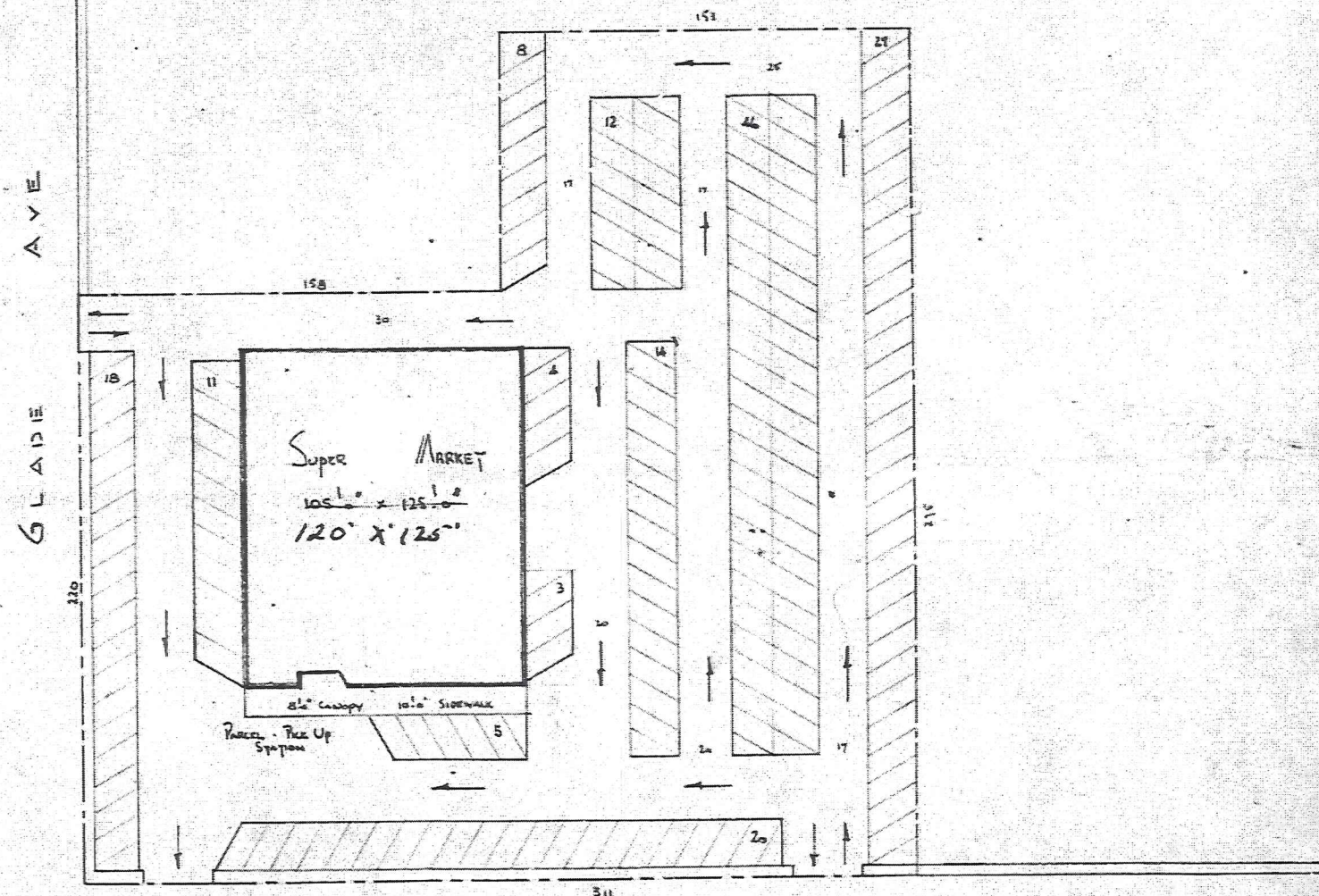
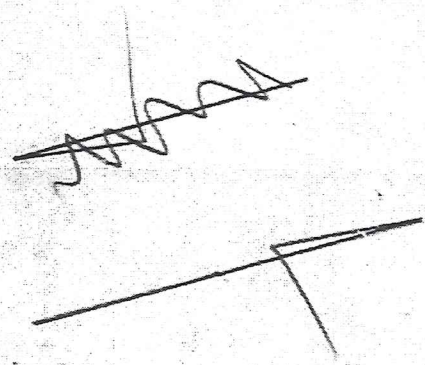
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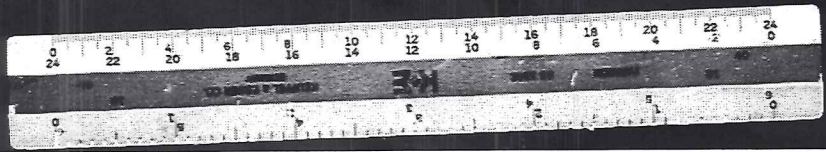
Development Plan Submitted

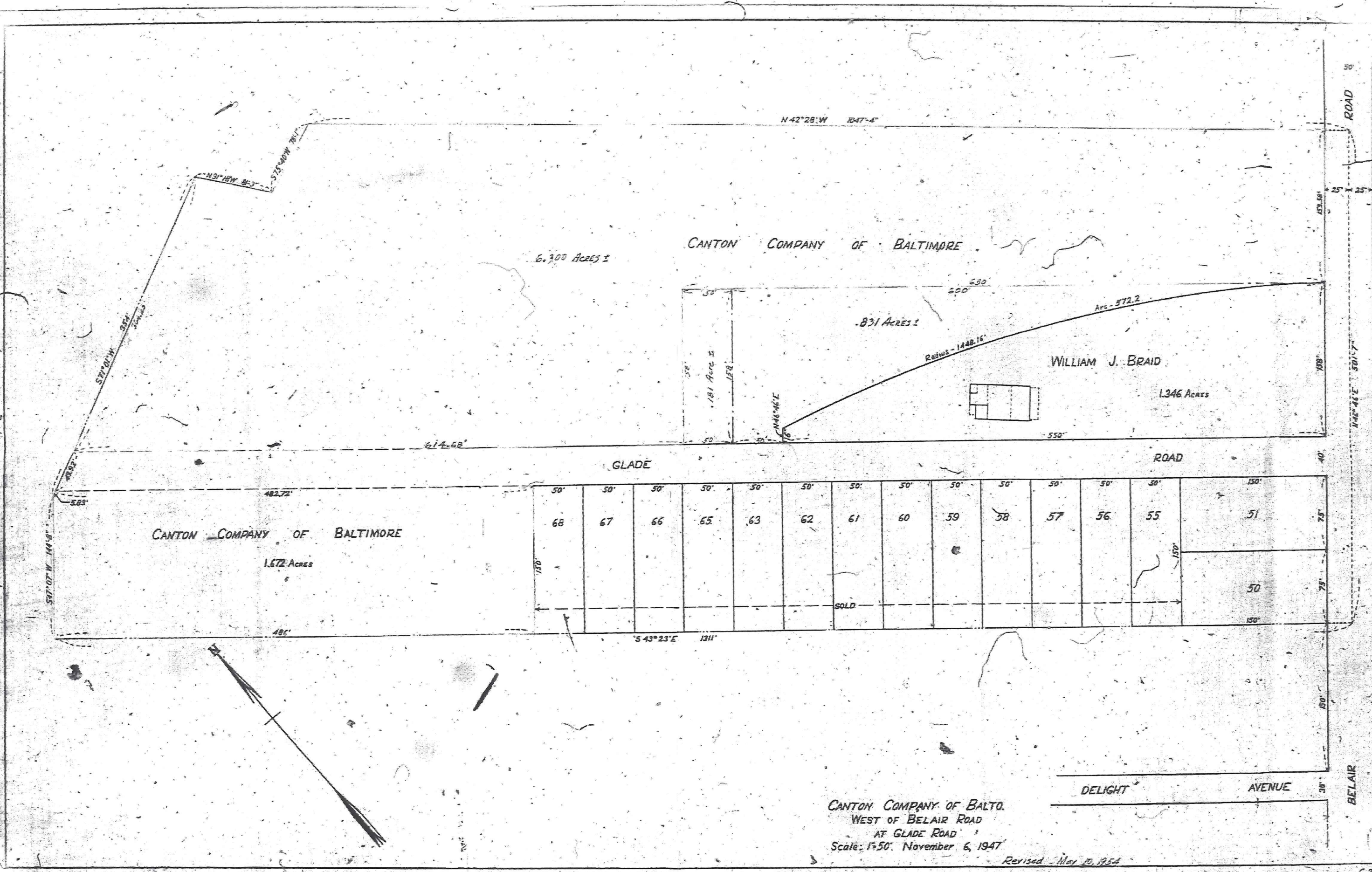


GLADE AVE

BELAIR ROAD

NEW SUPER MARKET
PROPOSED PARKING LOT AND LOT PAV
GLADE AVE & BELAIR ROAD, BALTIMORE, MD.
SCALE 1" = 40'-0" *Lincoln* 2-5-55
170 CAR PARKING





CANTON COMPANY OF BALTIMORE

6.300 Acres ±

.831 Acres ±

WILLIAM J. BRAID

1.346 Acres

CANTON COMPANY OF BALTIMORE

1.672 Acres

CANTON COMPANY OF BALTO.
WEST OF BELAIR ROAD
AT GLADE ROAD
Scale: 1"=50' November 6, 1947

Revised May 10, 1954

Shawed B.L. Goring and
Special Permit for Off Street
Parking

Change since the original
Goring warrant the reclassification

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County:

I, or we, Joshua L. Bickell, legal owner, of the property situated

All that parcel of land in the Fourteenth District of Baltimore County, beginning for the first corner at the northeast corner of Belair Road and Glade Avenue, and running thence, binding on the northerly side of Belair Road north 46 degrees 46 minutes east 158 feet to a point; thence north 42 degrees 28 minutes west 220 feet to a point; thence south 46 degrees 46 minutes west 158 feet to a point; thence the northeast side of Glade Avenue thence northeasterly binding on the northeast side of Glade Avenue 220 feet to the beginning.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an A-1 Res. zone to an Off-Street Parking zone.

Reasons for Re-Classification: APPROVED COM. OF USE

Size and height of building: front _____ feet; depth _____ feet; height _____ feet.
Front and side set backs of building from street lines: front _____ feet; side _____ feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above reclassification, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Joshua L. Bickell
Legal Owner

Address: 7550 Belair Road

"ORDERED" By The Zoning Commissioner of Baltimore County, this 14th day of March, 1955, that the subject matter of this petition be advertised, as required by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore County, that property be posted, and that the public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, in the Richard Building, in Towson, Baltimore County, on the 14th day of April, 1955, at 10:00 o'clock, A.M.

John W. Harrison
Zoning Commissioner of Baltimore County

(over)

158220
4/14/55
M.A.H.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the changes which have taken place in the character of the neighborhood since the adoption of the original zoning,

the above reclassification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 13th day of April, 1955, that the above described property or area should be and the same is hereby reclassified, from and after the date of this Order, from A-1 Res. zone to an Off-Street Parking zone.

William H. Adams
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT be had:
It is Ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1955, that the above petition be and the same is hereby denied and that the above described property or area be and the same is hereby continued as and to remain in _____ zone.

Approved: _____
Date: APR 27 1955
County Commissioners of Baltimore County

"ORDERED" By the Zoning Commissioner of Baltimore County this 14th day of March, 1955, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 14th day of April, 1955, at 10:00 o'clock A.M.

William H. Adams
Zoning Commissioner of Baltimore County

Upon hearing on petition for a special permit to use the property described therein for automobile parking, and it appearing that by reason of location, the safety and the general welfare of the community not being detrimentally affected, the said petition should be granted, therefore:

It is this 13th day of April, 1955, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition for a special permit, be and the same is hereby granted.

William H. Adams
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL PERMIT

IN THE MATTER OF
JOSEPH L. BICKELL, Legal Owner

BEFORE THE
ZONING COMMISSIONERS
OF BALTIMORE COUNTY

For a Special Permit
To The Zoning Commissioner of Baltimore County

Joshua L. Bickell, Legal Owner
Contract Purchaser

hereby petition for a Special Permit, Under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said regulations and Act, as follows:

A Special Permit to use the land (and improvements now or to be erected thereon) hereinafter described for
AUTO PARKING

All that parcel of land in the Fourteenth District of Baltimore County, beginning for the second thereof at a point on the north-westerly side of Belair Road, said point being north 46 degrees 46 minutes east 158 feet from the northeast corner of Belair Road and Glade Avenue, and running thence from said point of beginning and binding on the northeast side of Belair Road, north 46 degrees 46 minutes east 153.58 feet to a point, thence north 42 degrees 28 minutes west 265 feet to a point; thence south 46 degrees 46 minutes east 153.58 feet to a point; thence south 42 degrees 28 minutes east 265 feet to the beginning.

Contract Purchaser
Address: 7550 Belair Road

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 25, 1955
THIS IS TO CERTIFY, That the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about March 21, 1955, at 2:10 P.M., and was published before the _____ day of _____, 1955, the first publication appearing on the _____ day of _____, 1955.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 14th Date of Posting: 3-23-55
Posted for: Joshua L. Bickell
Petitioner: Joshua L. Bickell
Location of property: Belair Road, Sec. 14
Location of Signs: on sign on NW corner of Glade Ave. & Belair Rd. on the north side of Glade Ave. on the NW corner of Belair Rd.
Remarks: None
Posted by: George R. Bickell Date of return: 3-24-55

March 26, 1955

RECEIVED of John L. Bickell, Jr., attorney for
Joshua L. Bickell, petitioner, the sum of Fifty (\$50.00)
Dollars, being cost of petitions for Special Permit,
reclassification, advertising and posting property
northeast corner of Belair Road and Glade Avenue,
14th District, Baltimore County, Maryland.

RECEIVED
March 26, 1955
at 10:00 A.M.
Richard Building
Towson, Maryland.

PAID
\$50.00
BALTIMORE COUNTY

Item 192
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Paul Mark Sandier, Esq.
3 Hopkins Plaza
Baltimore, Md. 21201
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted
Filing this 14th day of May 1974.
S. ERIC DINENNA,
Zoning Commissioner
Petitioner: Eugene Trief
Petitioner's Attorney: Paul Mark Sandier, Esq.
3 Hopkins Plaza
Baltimore, Md. 21201
Reviewed by: James E. Byrnes, III
Chairman
Zoning Advisory Committee
Mr. Oliver L. Myers
9 Birney Court (21236)

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING 1
TOWSON, MARYLAND 21204
Bureau of Engineering
ELIZABETH R. DYER, P.E. CHIEF
June 3, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #192 (1973-1974)
Property Owner: Eugene Trief
Location: NW/4 Belair Rd. & NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 off street parking spaces in lieu of the required 300. Special Exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744 District: 14th

Dear Mr. Dinenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Belair Road (Rt. 1) is a State Road; therefore, all improvements, intersections, entrances and roadway requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County. It is noted that some sidewalk and curb and gutter is failing (cracking, etc.) and must be repaired along the Belair Road frontage.

Glade Avenue, an existing County street is proposed to be improved in the future to a 34-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements including highway right-of-way widening, a fillat area for site distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan should be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Item #192 (1973-1974)
Property Owner: Eugene Trief
Page 2
June 3, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this site (formerly an A & P Supermarket). It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Elizabeth R. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

cc: B. Reier
J. Trenner

B-22 Key Sheet
25 & 26 NB 18 Pos. Sheets
NB 7 & 8 Town
B1 Tax Map

Maryland Department of Transportation
State Highway Administration
May 21, 1974

Harry R. Hughes
Secretary
Bernard M. Evans
Assistant Secretary

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland, 21204

Attention: Mr. James Byrnes

ITEM #192
Re: Z.A.C. Meeting,
May 21, 1974
Property Owner: Eugene Trief
Location: NW/4 Belair Rd. (Route 1)
& NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300. Special exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th.

Dear Mr. Dinenna:

It is the opinion of the State Highway Administration that a parking variance of 134 spaces in lieu of the required 300 spaces would cause on-site problems that could be extended out onto Belair Road. This would be especially serious considering the high volume of traffic on Belair Road the 1973 average daily traffic count on this section of highway is 26,500 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CLJ:ENJ:m

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21201

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
473-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Eugene Trief

Location: NW/4 Belair Road & NE/4 of Glade Avenue

Item No. 192 Zoning Agenda May 21, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 20, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric Dinenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item 192, Zoning Advisory Committee Meeting, May 14, 1974, are as follows:

Property Owner: Eugene Trief
Location: NW/4 Belair Rd. & NE/4 of Glade Ave.
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300. Special Exception for Community Building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

[Signature]
Thomas H. Devlin, M.D.
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cag

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 20, 1974

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #192, Zoning Advisory Committee Meeting, May 21, 1974, are as follows:

Property Owner: Eugene Trief
Location: NW/4 Belair Road & NE/4 of Glade Avenue
Existing Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 off street parking spaces in lieu of the required 300. Special Exception for community building with parking variance per section 409.2b.3
No. of Acres: 1.744
District: 14th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan as submitted does not indicate the parking spaces as they exist in the field, on the north side and the east side of the property. All exterior lighting must be shown on the site plan and in conformance with Section 409 of the Zoning Regulations.

Very truly yours,

[Signature]
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 311 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 444-3811 ZONING 444-3331

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 21, 1974

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: May 21, 1974

Re: Item 192
Property Owner: Eugene Trief
Location: NW/4 Belair Rd. & NE/4 of Glade Ave.
Present Zoning: S.L.-C.N.S. & D.R. 5.5
Proposed Zoning: Variance from Section 409.2b.3 to permit 134 offstreet parking spaces in lieu of the required 300. Special Exception for Community Building with parking variance per section 409.2b.3

District: 14th
No. Acres: 1.744

Dear Mr. Dinenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Poterucha
Field Representative

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Dugene Trief - Petitioner

Dear Mr. Sandler:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birsay Court
Baltimore, Maryland 21236

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 5, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Dugene Trief - Petitioner

Dear Mr. Sandler:

The enclosed comments are to be included with the Zoning Advisory Committee comments sent you under date of May 30, 1974 under the above referenced subject.

Very truly yours,
James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure(s)

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birsay Court
Baltimore, Md. 21236

ORIGINAL

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 July 1 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 1st day of July 1974 that is to say, the same
was inserted in the issue of June 27 - 1974.

STRONBERG PUBLICATIONS, Inc.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 27, 1974

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. on one time
on one time before the 17th day of July 1974, the same publication
appearing on the 27th day of June 1974.

THE JEFFERSONIAN
S. Eric DiMenna, Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 144 Date of Posting June 27, 1974

Posted for: Hearing July 17, 1974 at 10:00 A.M.

Petitioner: Eugene Trief

Location of property: 2 Birsay Court, Baltimore, Md. 21236

Location of Sign: 2 Birsay Court, Baltimore, Md. 21236

Remarks: Mr. H. Myers

Posted by: Mr. H. Myers Date of return: July 5, 74

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Revised Plans: Change in outline or description										
Previous case:										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 9th day of May 1974. Item #

S. Eric DiMenna,
Zoning Commissioner

Petitioner: Trief Submitted by: Sandler

Petitioner's Attorney: Sandler Reviewed by: [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted
on filing this 10th day of May 1974.

S. Eric DiMenna,
Zoning Commissioner

Petitioner: Trief

Petitioner's Attorney: Paul Mark Sandler Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

Mr. Oliver L. Myers
9 Birsay Court 21236

BALTIMORE COUNTY, MARYLAND No. 16994

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 12, 1974 ACCOUNT 01-662

AMOUNT \$52.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Larry P. Wheatley
Box 254
White Hall, Md. 21161
Advertising and posting of property - #15-102-1
5.25.00

BALTIMORE COUNTY, MARYLAND No. 15115

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 29, 1974 ACCOUNT 01-662

AMOUNT \$75.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Fullerton Manor
7560 Belair Road
Baltimore, Md. 21236
Advertising and posting of property for Eugene Trief
#15-8-80 7.25.00

BALTIMORE COUNTY, MARYLAND No. 15075

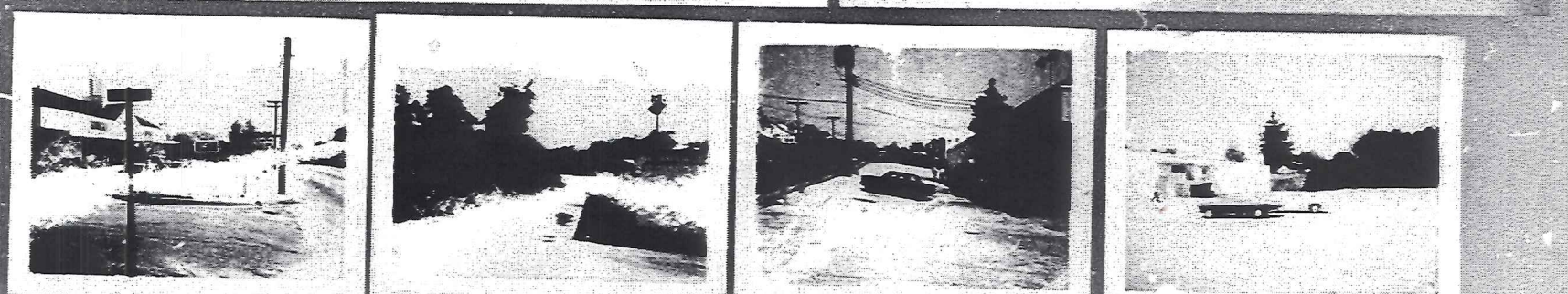
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

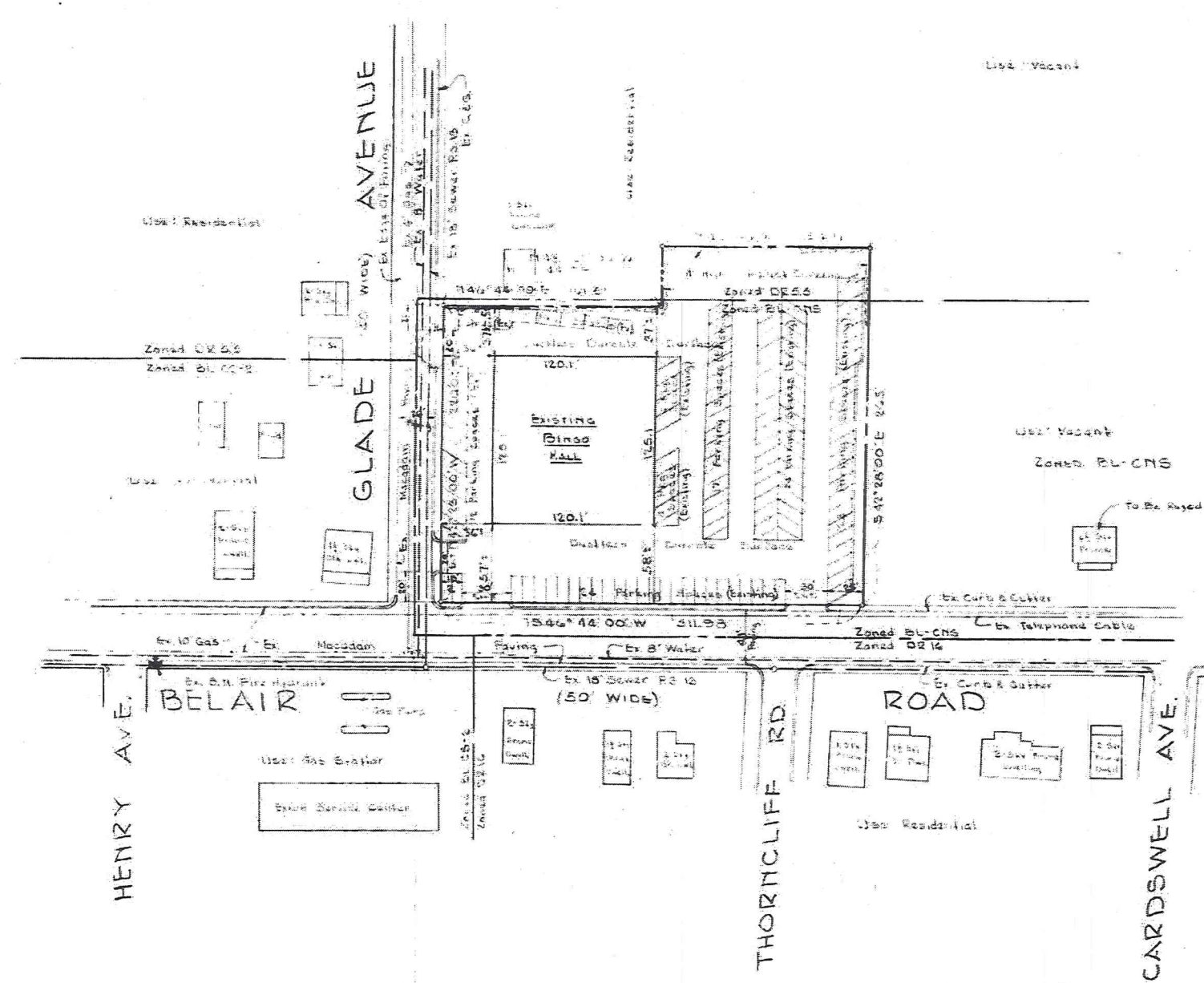
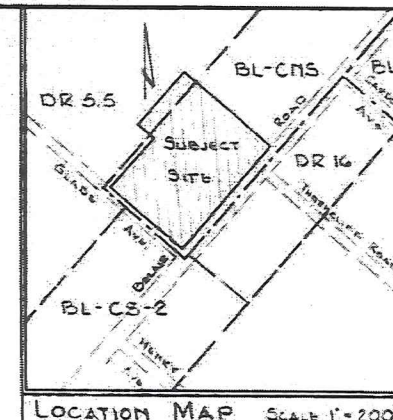
DATE June 20, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Paul M. Sandler
5 E. 33rd St., Apt. 41
Baltimore, Md. 21218
Petition for Special Exception and Variance
for Eugene Trief #15-8-80 5.00.00





GENERAL NOTES

1. Area Of Property.
2. Existing Use.
3. Proposed Use.
4. Existing Zone.
5. Proposed Zone.

1.744 AS :
 Bldg. Hall
 Community Bldg.
 BL-CNS & DR 5.5
 BL-CNS & DR 5.5 WITH SECOND
 Exception For Community
 Bldg. Also Parking Var. 2.
 To Allow 134 Spaces Instead
 Of Required 200 Spaces
 Per Sec. 403.2 b.2



old Plat

PARKING NOTES

1. Parking Req'd. One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total 117 Spaces Req'd. 15,000 ÷ 50 = 200 Spaces
4. Total 117 Spaces Provided 134 Spaces (Existing)

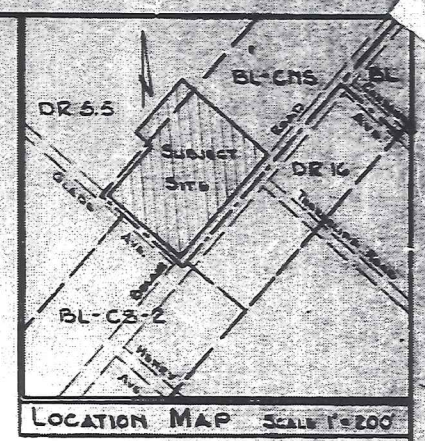
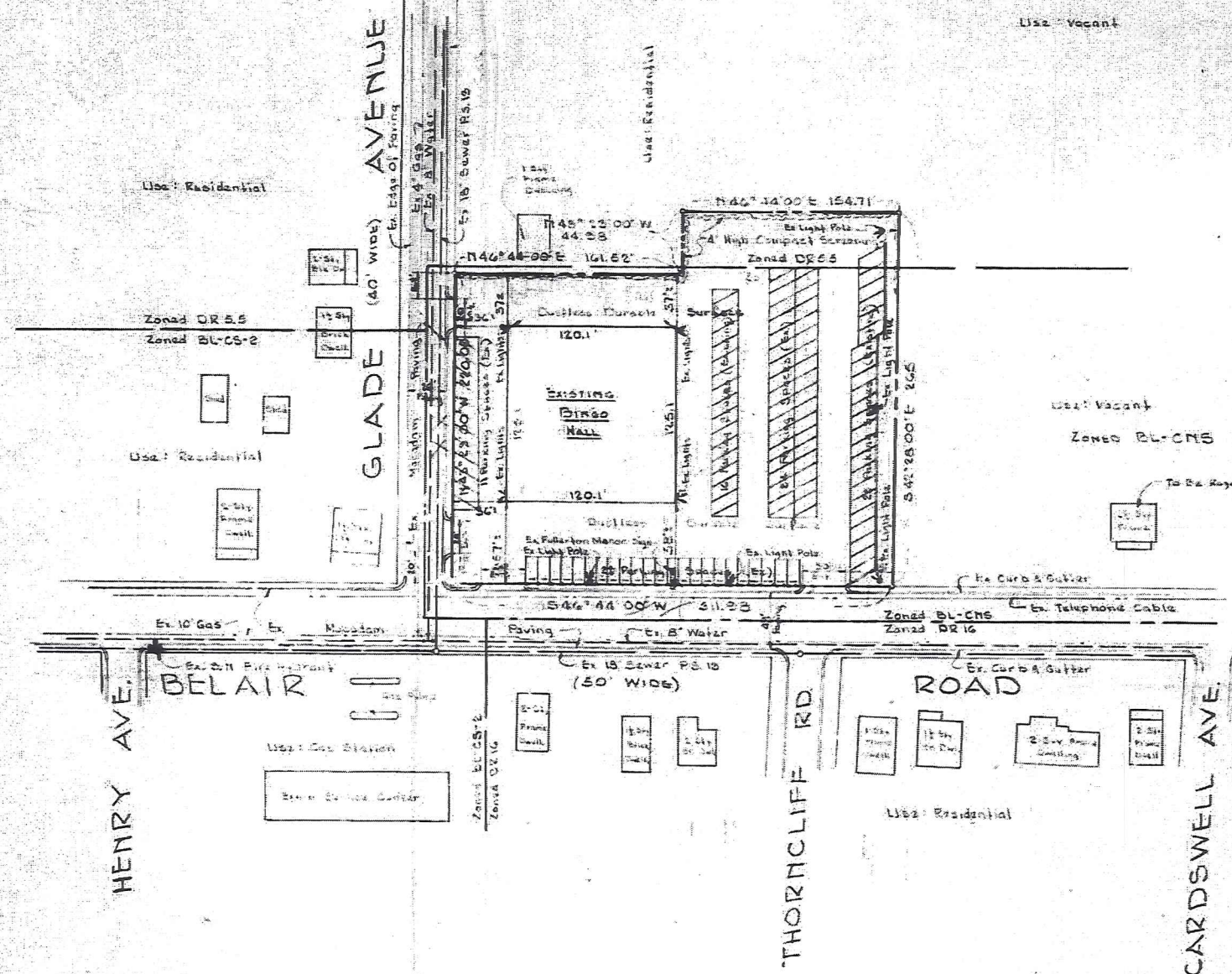
**PLAT TO ACCOMPANY PETITION FOR
 SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE
 OF
 7560 BELAIR ROAD**

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD / BALTIMORE, MD. 21236
 (301) 668-1501

EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD / BALTIMORE, MD. 21236
 (301) 668-1501

[Signature]

DATE: MAY 2, 1974 SCALE: 1"=50'



GENERAL NOTES

1. Area Of Property
2. Existing Use
3. Proposed Use
4. Existing Zone
5. Proposed Zone

1.744 A.S.
Bingo Hall
Community Bldg.
BL-CNS & DR 5.5
BL-CNS & DR 5.5 With Special
Exception For Community
Bldg. Also Parking Variance
To Allow 107 Spaces Instead
Of Required 300 Spaces
Per Sec. 109.2 b.3

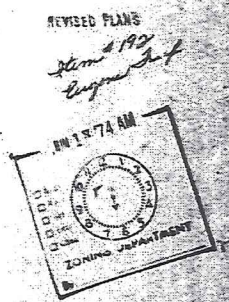
PARKING NOTES

1. Parking Road One Space Per 50 Sq. Ft.
2. Area Of Bldg. 15,000 Sq. Ft.
3. Total No. Spaces Road 15,000 ÷ 50 = 300 Spaces
4. Total No. Spaces Provided 107 Spaces (Existing)

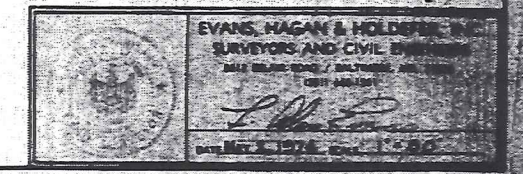
PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION FOR COMMUNITY BLDG. WITH PARKING VARIANCE

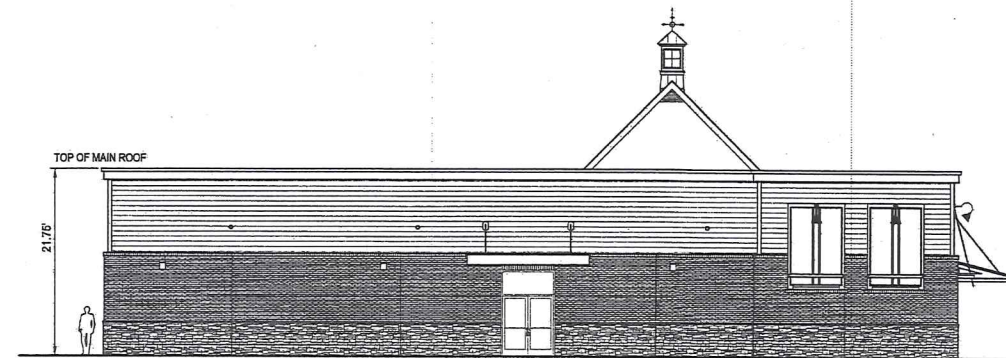
7560 BELAIR ROAD

EUGENE TRIEF
7542 BELAIR ROAD
BALTO., MARYLAND 21250

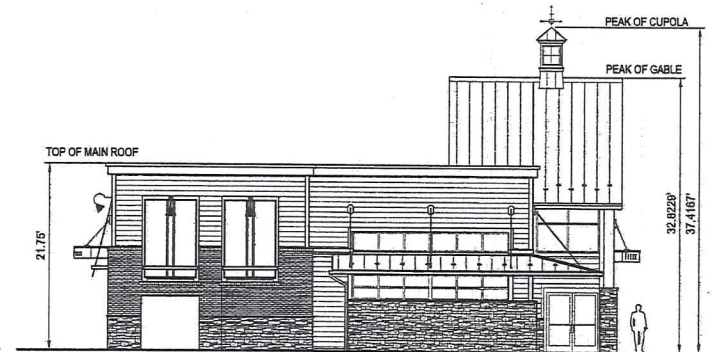


REV. 6-11-74 Parking Spaces & Add Ex. Lights

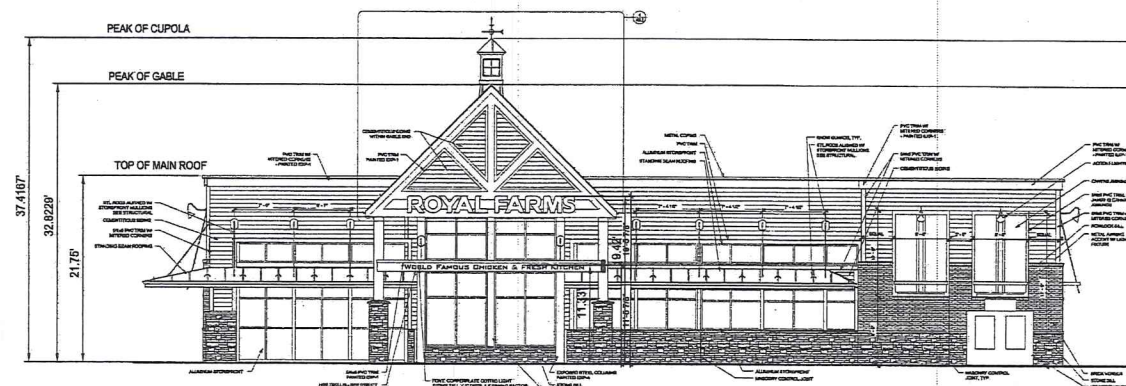




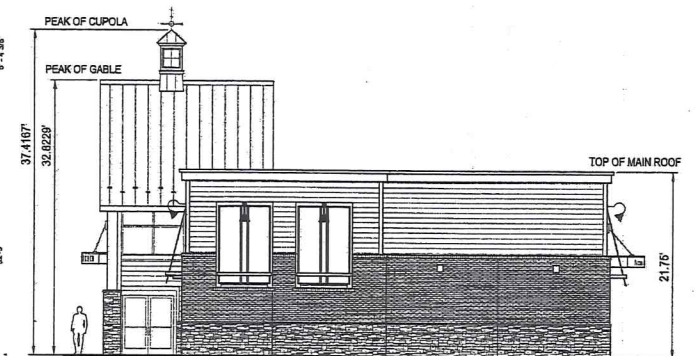
REAR ELEVATION
SCALE: 1" = 10'



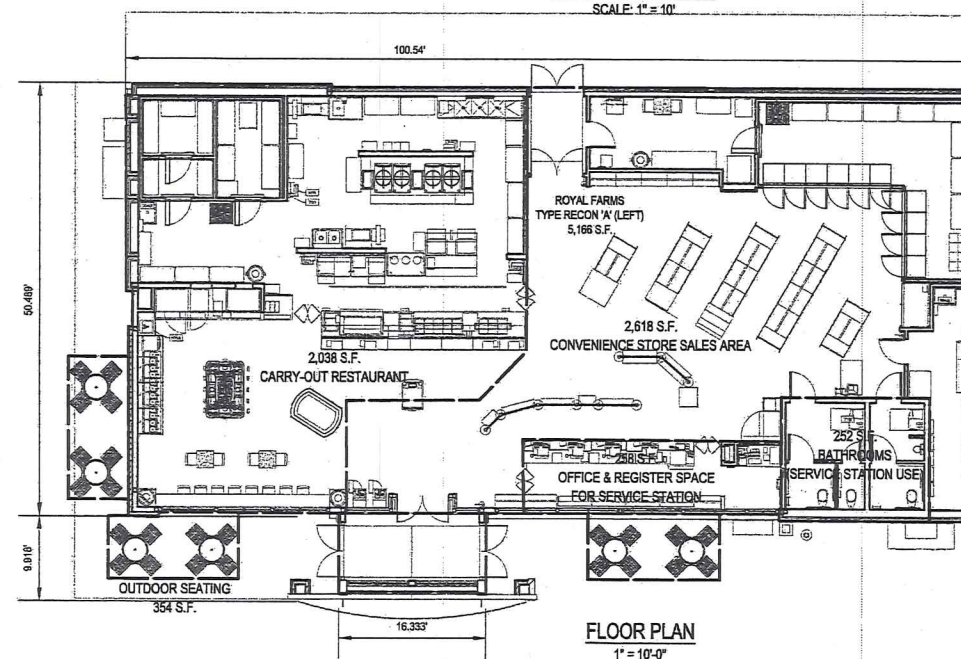
SOUTH SIDE ELEVATION
SCALE: 1" = 10'



FRONT ELEVATION
SCALE: 1" = 10'



NORTH SIDE ELEVATION
SCALE: 1" = 10'

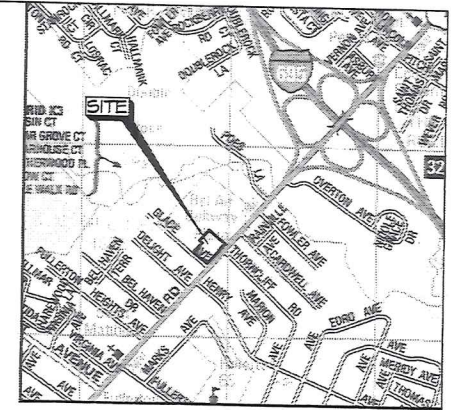


FLOOR PLAN
1" = 10'-0"

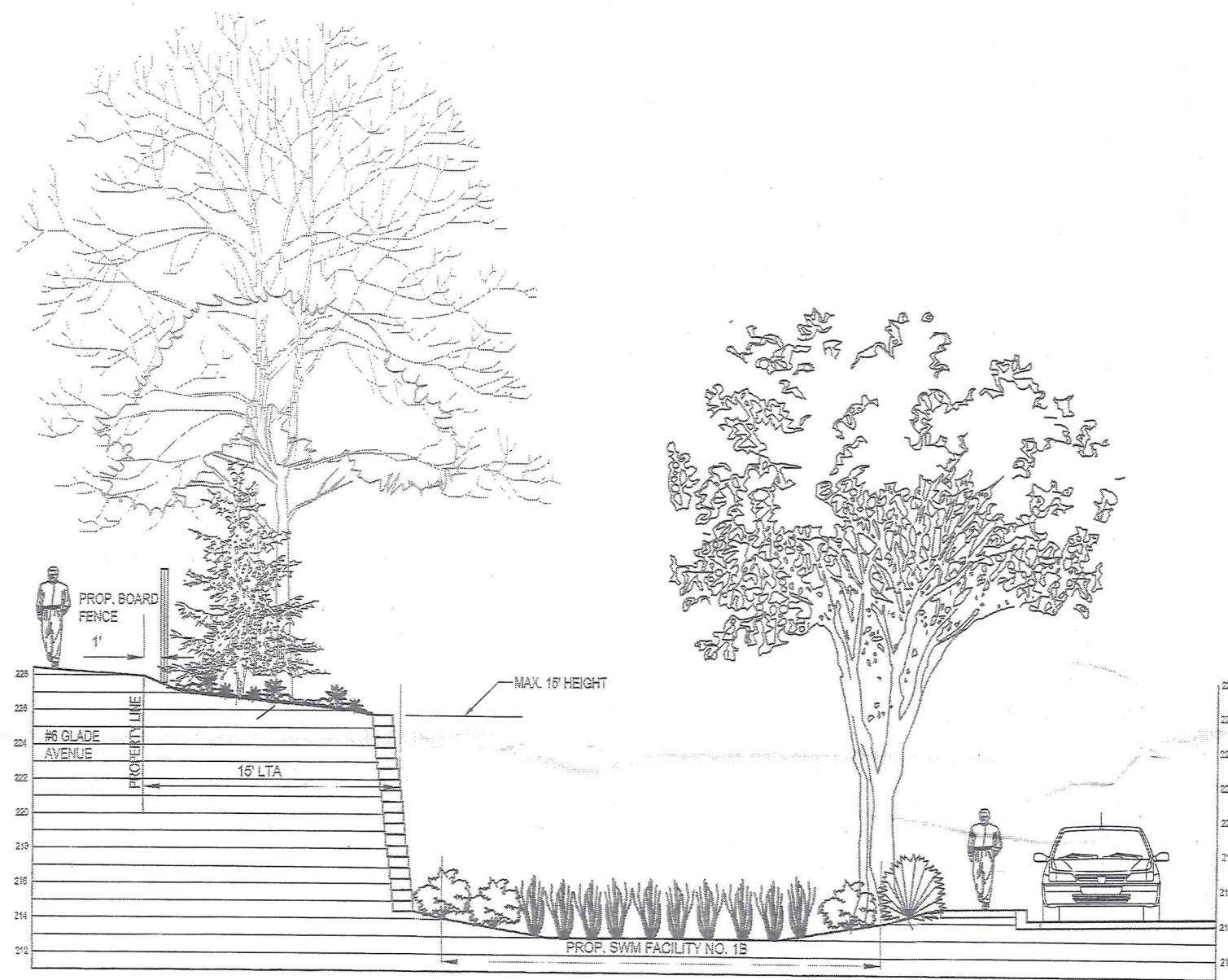
SHEET 2 OF 3



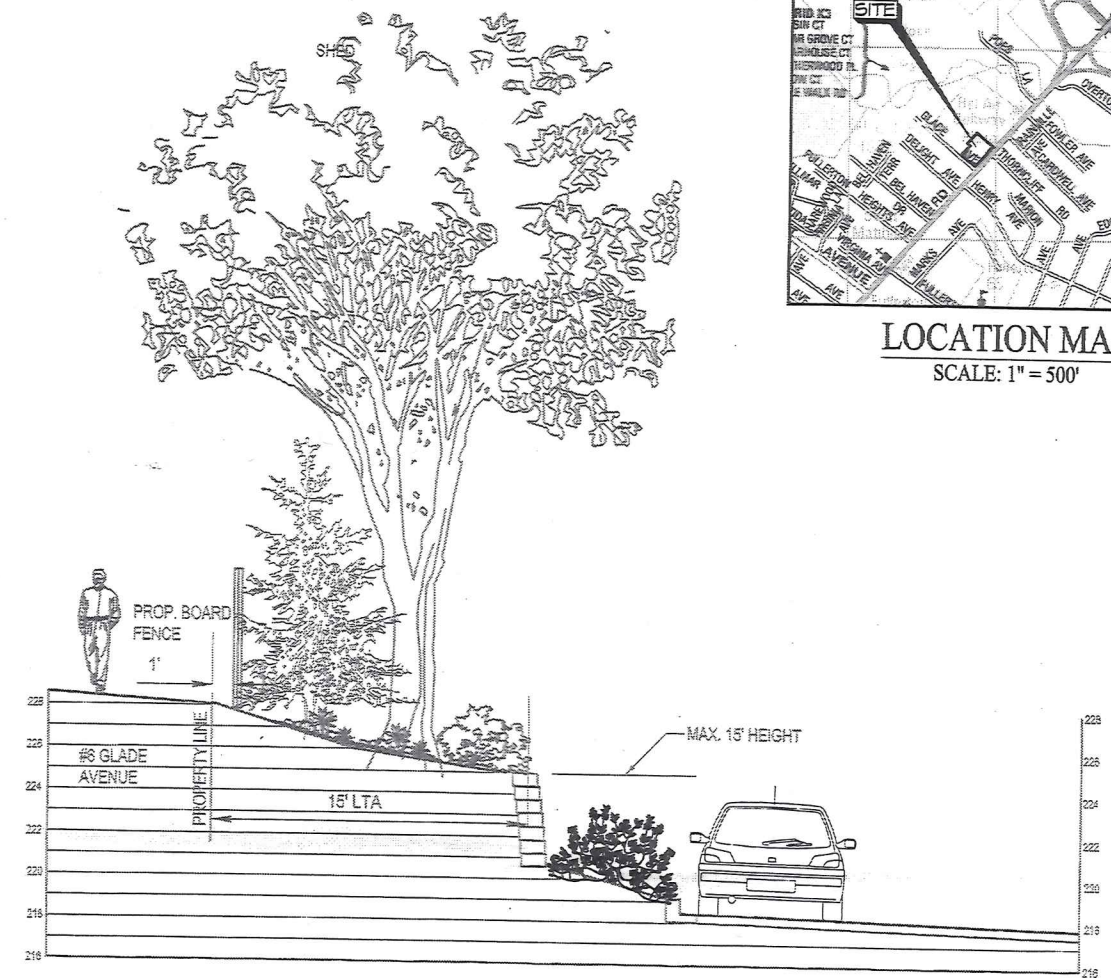
	LIMITED EXEMPTION #18001LN PAI #14-0501	LIMITED EXEMPTION DEVELOPMENT PLAN	DRC #112817C TRACKING #UM-2018-00001
	FOR		
	ROYAL FARMS STORE #257		
	7560 BELAIR ROAD		
COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 14	TAX MAP: 81 PARCEL: 57		DEED REF: 5467 / 0780 BALTIMORE COUNTY, MARYLAND
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.		DEVELOPER/PROPERTY OWNER
	ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION		7560 BELAIR ROAD LLC
	WATERS EDGE CORPORATE CAMPUS 4802 MILLANUM DRIVE, SUITE 100 BEL CAMP, MD 21017		3811 ROLAND AVE BALTIMORE, MD 21211-2408
	Ph: (410) 287-3240 http://www.gwstephens.com		PHONE: 410-589-0200
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 1/16/2018	SCALE: 1" = 30' PNE 11748



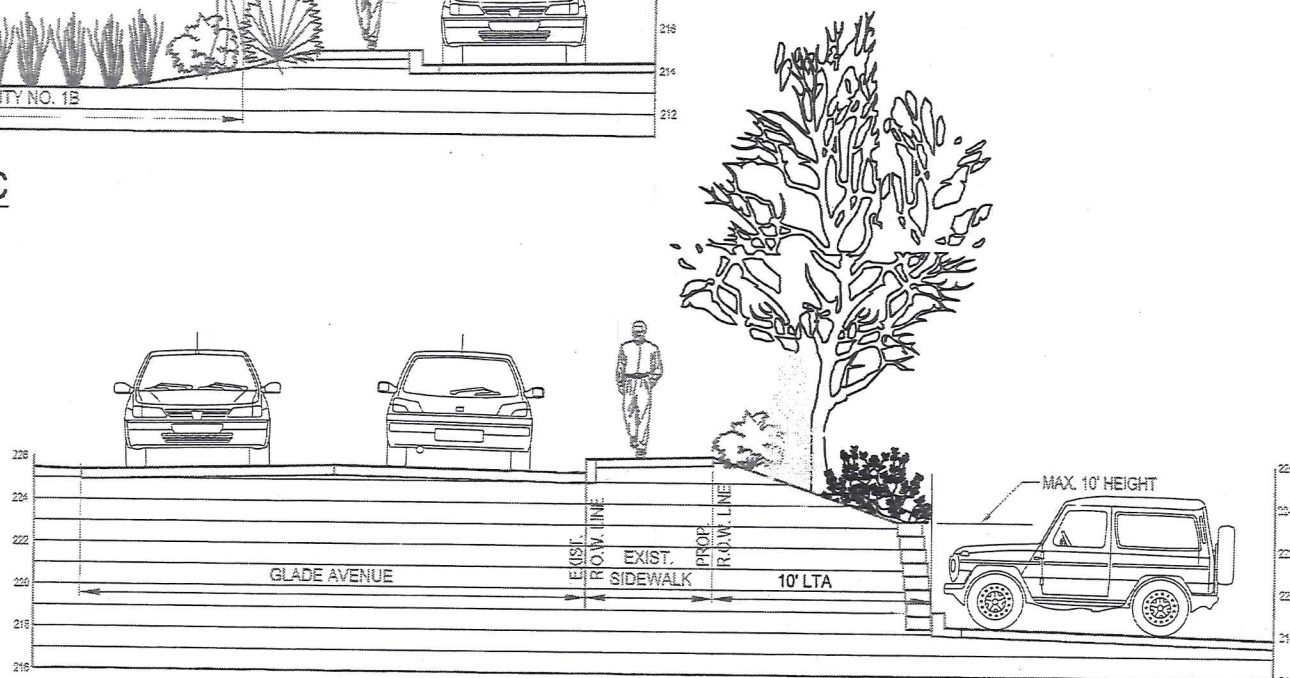
LOCATION MAP
SCALE: 1" = 500'



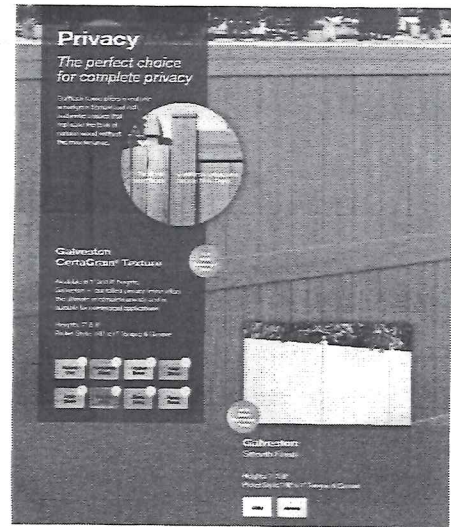
SECTION C-C
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



SECTION B-B
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



SECTION A-A
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



Proposed Fencing
Vinyl with simulated wood grain
NTS

Dec # 112217 C
BALTIMORE COUNTY DEPT. OF PAI
Project No. 14-0887
BALTIMORE COUNTY CODE
Section 22-1-106B
Certification Development Plan Approval
By: [Signature] Date: 1/23/18
This plan approval shall expire four (4) years
from this approval date.

	LIMITED EXEMPTION #18001LN PAI #14-0501		LIMITED EXEMPTION DRC #12617C TRACKING #JLM-2015-00001	
	SCHEMATIC LANDSCAPE PLAN - SECTIONS FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD			
	COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14		TAX MAP: 81 PARCEL: 57 BALTIMORE COUNTY, MARYLAND	
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION 4802 HILLENHARDT DRIVE, SUITE 100 BELCAMP, MD 21037 PH: (410) 227-2345 http://www.gwsinc.com		DEED REF: 5467 / 0780 DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3511 ROLAND AVE BALTIMORE, MD 21211-2405 PHONE: 410-889-0200	
DRAWN BY: BCP		CHECKED BY: BCP		DATE: 1/16/2018
		SCALE: AS SHOWN		PNR: 11748

Development Plan Approved

LEGEND

- ① EXISTING STORM DRAIN
- ② EXISTING WATER MAIN
- ③ EXISTING SANITARY MAIN
- ④ EXISTING BUILDING
- ⑤ SOILS LINE
- ⑥ EXISTING CONTOUR INT.
- ⑦ EXISTING CONTOUR INDEX
- ⑧ SITE BOUNDARY
- ⑨ LOT LINE
- ⑩ EXISTING SIDEWALK
- ⑪ ADJOINER BOUNDARY
- ⑫ EXISTING EASEMENT
- ⑬ EXISTING CURB
- ⑭ EXISTING ELECTRIC (APPROX.)
- ⑮ EXISTING GAS (APPROX.)
- ⑯ PROPOSED BUILDING
- ⑰ PROPOSED CONTOUR
- ⑱ PROPOSED CURB
- ⑲ BUILDING RESTRICTION LINE
- ⑳ PROP. WATER SERVICE
- ㉑ PROP. DRAIN
- ㉒ EXISTING ZONING LINE

BENCHMARKS:

TOPOGRAPHY IS BASED ON FIELD-SURVEYED BY GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. ON SEPTEMBER 28, 2016 WHICH WAS BASED ON DATUM NAD 1983/2011, VERT. DATUM NAVD83 ON THE FOLLOWING BENCHMARKS:

BMS-3
TRIGNS P&C SET GPS
N: 619,145.97
E: 1,448,215.46
ELEV: 208.61

BMS-4
TRIGNS P&C SET GPS HELD
N: 618,888.05
E: 1,448,215.46
ELEV: 217.26

BMS-1
TRIGNS P&C SET
N: 619,255.92
E: 1,448,274.08
ELEV: 211.48

DEDICATION TABLE	
TYPE OF CONVEYANCE	NO./TOTAL AREA
BALTIMORE COUNTY HIGHWAY WIDENING	1 / 0.122 AC +/-
STORMWATER MANAGEMENT EASEMENT	1 / 0.177 AC +/-
STATE DEDICATION TABLE	
SHA HIGHWAY WIDENING	1 / 0.263 AC +/-

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This certification is submitted in connection with the development (known as Royal Farms Store #257) and is given in accordance with the provisions of Section 25-69(c) of the Baltimore County Code, 1979, as amended.

I, George William Stephens, Jr., certify that on this 11th day of December, 2017, before me, the undersigned, a Notary Public in and for the Baltimore County and State of Maryland, personally appeared George William Stephens, Jr. and Jack Whisted, who are the owners of the property described in the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

My Commission Expires: April 22, 2019

NOTE: If applicant is a corporation, information must be furnished by an authorized officer and if applicant is a partnership, or joint venture, or trust, or other entity, information must be furnished by a general partner or partner or an officer thereof.

NOTES: B.C.Z.R. SITE STANDARDS

Section 303.2 Standards for B.L., B.M. & B.R. Zones
In B.L., B.M. & B.R. Zones, the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with permanent commercial buildings constructed of fire-retardant materials within 100 feet of the front side property line.

Zoning Commission's Policy Manual (ZCM) Section 303 Averaging Front Yard Depths
Section 303.2.1, in determining front setbacks, a service station shall not be located on a lot with a front yard depth of less than 100 feet.

FRONT SETBACKS TO CENTERLINE OF BELAIR ROAD OF BUILDINGS ON ADJACENT PROPERTIES WITHIN 100' OF 7560 BELAIR ROAD.
7560 BELAIR ROAD (N. 5th) = 18.75'
7560 BELAIR ROAD (S. 5th) = 18.75'
AVERAGE SETBACK = 18.75'

FRONT SETBACK OF PROPOSED GAS PUMP ISLANDS = 18.75'

SPECIAL EXCEPTION RULING - CASE NO. 2017-0356-X

WHEREFORE, IT IS ORDERED this 11th day of October, 2017, by the Administration

Law Office, that the Petitioner for Special Exception to use the herein described property for a fuel service station, on an individual site, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or insurance upon receipt of this Order. However, Petitioners are hereby made aware that proceeding in this manner is at their own risk and that they shall be responsible for obtaining all necessary permits and/or insurance. If the Petitioner receives this Order in error, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site.
3. Petitioners must submit for approval by Baltimore County a site plan for the site.
4. A car wash facility is not permitted on the subject property.
5. Fuel delivery trucks shall not use Glade Avenue as a means of ingress/egress from the site.
6. Petitioners shall engage the services of a third-party contractor to inspect and maintain all equipment, including the above waste management facilities on the site.

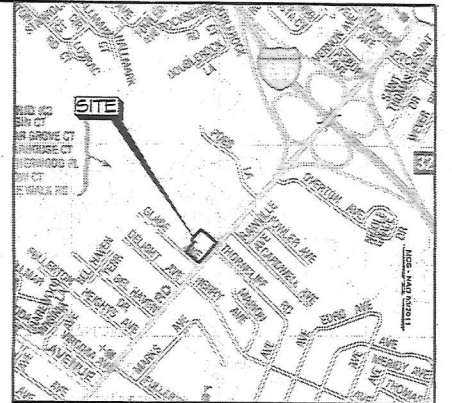
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

George William Stephens, Jr.
Notary Public in and for the State of Maryland

NOTE:

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR BLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 52-4-01 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

PLAN
SCALE: 1" = 30'



VICINITY MAP
SCALE: 1" = 300'

SITE NOTES:

1. PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
2. DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3611 ROLAND AVE, BALTIMORE, MD 21211-2408, CONTACT: JACK WHISTED, (410) 889-0200
3. PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4822 WILHELM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017, CONTACT: CLARENCE W. CULLUM, JR., P.E., (410) 297-2346
4. GROSS & NET SITE AREA: 2.037 AC +/-
5. TOTAL LIMIT OF DISTURBANCE (LOD): 1.90 AC +/- = 78,615 SQ. FT.
6. EXISTING ZONING - B.L.-AS: 1.582 AC +/-, B.L.-AS: 0.013 AC +/-, B.L.-AS: 0.006 AC +/-, R.O. 0.003 AC +/-
7. ZONING MAP: 08182
8. DIS. TITLE: 08182
9. ELECTION DISTRICT - 14
10. COUNCILMANIC DISTRICT - 6
11. TAX MAP NUMBER: 81, GRID: 10, PARCEL: 57
12. TAX ACCOUNT NUMBER: 40222210
13. DEED REFERENCE: 95789 185
14. EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
15. PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT
16. CENSUS TRACT - 440206
17. WATERSHED - BACK RIVER
18. AGE OF EXISTING BUILDING = 61 YEARS
19. BUILDING HEIGHT - MAX BLDG. HEIGHT PERMITTED - PER HEIGHT TENT OF BCZC SEC. 231.1, PROPOSED - 32.83' +/-
20. ADD MAP NO. 4700, GRID 5-2
21. THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP
22. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
23. ZONING HISTORY: 7/25/1984 - CASE NO. R-1984-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 8/24/1984. 3/14/1985 - CASE NO. R-1985-5472 - ZONING RECLASSIFICATION REQUEST #5472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/10/1985. THE SITE WAS RECLASSIFIED TO A B.L. ZONE FROM AN 'R' ZONE - 4/10/1985. 9/14/1984 - CASE NO. 753-80A - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 439.23.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974. 9/15/2016 - 2016 COMP. ISSUE NO. 8002. REQUEST TO RECLASSIFY 1.84 AC. IN A B.L. ZONE 8.616 AC. IN A B.L. ZONE TO 2.0 AC. B.L.-AS. 9/9/2016 - 2.0 AC. B.L.-AS. RECLASSIFIED. 10/25/2017 - CASE NO. 2017-0356-X - SPECIAL EXCEPTION REQUEST FOR A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT GRANTED ON 10/25/2017.
24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
26. THE SITE IS LOCATED IN ZONING 'D' (SHADDED) AS SHOWN ON FEMA RATE MAP 2403100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2006.
27. FLOOR AREA RATIO (FAR) ALLOWED - 2.0 EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 88,732 S.F. = 0.17 FAR PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,199 S.F. / GROSS SITE AREA - 88,732 S.F. = 0.05 FAR
28. BOUNDARY SHOWN PLOTTED FROM GWS BOUNDARY SURVEY
29. AREA REQUIRED FOR CONVENIENCE USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F. ADDITIONAL SITE AREA REQUIRED - 4 X 2,618 (SALES AREA SQ. FT.) = 10,472 S.F. - 5 X 2,038 S.F. CARRY-OUT RESTAURANT = 10,190 S.F. - 1734 = 1,008 S.F. TOTAL SITE AREA REQUIRED = 44,730 S.F. TOTAL SITE AREA PROVIDED = 71,361 S.F.
30. PARKING SPACES EXISTING PARKING: 170 SPACES - NOT STRIPPED REQUIRED - CONVENIENCE STORE USE: 2,618 S.F. @ 5 P.S./1000 S.F. = 13.09 CARRY-OUT RESTAURANT: 2,382 S.F. @ 6 P.S./1000 S.F. = 11.96 FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 6 ATM AIR/ACUUM STATION TOTAL PARKING SPACES REQUIRED = 34 P.S. (INCLUDES 3 HC REQ.) TOTAL PARKING SPACES PROVIDED = 59
31. ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
32. ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING SPACE SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(2)(1)(c) OF THE B.C.Z.R.
33. ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
34. OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
35. PARKING SPACES TO MEET B.C.Z.R. SECTION 405 STANDARDS OF 8.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.
36. AVERAGE DAILY TRIPS: CONVENIENCE STORE - 24 HOUR WITH GASOLINE PUMPS - 845.6 ADT/1,000 S.F. X 5,199 = 4,389 ADT
37. ALL SIDEWALKS SHALL BE A MINIMUM 5' WIDE

SITE NOTES CONTINUED:

38. FUEL DELIVERY TRUCKS SHALL NOT USE GLADE AVENUE AS A MEANS OF INGRESS OR EGRESS FROM THE SITE, PER THE SPECIAL EXCEPTION ORDER.
39. THERE ARE NO CURBS PROPOSED AROUND THE MAIN BUILDING AT THE JUNCTION OF THE PARKING AREA AND THE SIDEWALK. PARKING ISLAND BARRIERS SHALL BE PROVIDED AT THE HEAD OF EACH PARKING SPACE (SEE DETAIL - PAGE 2).
40. THE MATERIALS USED FOR THE BRICK VENEER ON THE TRASH ENCLOSURE SHALL MATCH THOSE OF THE PRINCIPAL BUILDING (SEE DETAIL - PAGE 2).
41. THERE ARE NO KNOWN WETLANDS, 100 YEAR FLOODPLAIN, FOREST CONSERVATION BUFFERS, HAZARDOUS MATERIALS ASSOCIATED WITH THIS SITE.
42. THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17.
43. THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1101.1.1.5 REQUIRES THAT THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES BE A MINIMUM OF 6 INCHES.
44. WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER FOOT, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PROTECTION CODE, COUNTY BILL NO. 3-17 SECTION 1101.4.3.1.3
45. SIMPLIFIED FOREST STRIP DELINEATION (FSO), FOREST CONSERVATION PLAN (FCP) AND FOREST CONSERVATION WORKSHEET (FCW) WAS APPROVED ON MARCH 7, 2018 WHEN BALTIMORE COUNTY EPP ALSO APPROVED FOREST RETENTION BANK TO SATISFY THE 100 ACRE AFForestation REQUIREMENT DERIVED IN THE FOREST CONSERVATION WORKSHEET.
46. PRESSURE REDUCING VALVE (PRV) WILL BE REQUIRED WHEN THE STATIC PRESSURE EXCEEDS 80 PSI.

DRC #112817C

BALTIMORE COUNTY DEPT. OF PAT
Project No. 14-0501
BALTIMORE COUNTY CODE
Section 32-4-105B
Certification Development Plan Approval
This plan approval shall expire (4) years from this approval date.



LIMITED EXEMPTION #160011N
PAI #14-0501
ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14
TAX MAP: 81, GRID: 10, PARCEL: 57
BALTIMORE COUNTY, MARYLAND
DEED REF: 5467 / 0780
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS & SURVEYORS & TRANSPORTATION
WATERSIDE CORPORATE CAMPUS
4822 WILHELM DRIVE, SUITE 100
BELCAMP, MD 21017
PHONE: (410) 297-2346
FAX: (410) 297-2345
DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: (410) 889-0200

DRAWN BY: BCP CHECKED BY: BCP DATE: 7/13/18 SCALE: 1" = 30' P/N: 11748

75-8-114 7611 4X-8 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Eugene Trief, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from BL-CNS to DR-5.5 and (2) for the following reasons:

AND VARIANCES from Section 409.2b.1 to permit 200 off street parking spaces in lieu of the required 300.

See attached description.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Community Building with parking variance Per Sec. 409.2b.3 (see attached memorandum).

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above re-classification and/or Special Exception, advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser

Eugene Trief Legal Owner

Address 7542 Belair Road Baltimore, Maryland 21236

Paul Mark Sandler Petitioner's Attorney

Protestant's Attorney

2 Hopkins Plaza, Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1974, at 10:00 o'clock.

Paul Mark Sandler
Zoning Commissioner of Baltimore County

(over)

May 8, 1974

MEMORANDUM

In Re: Petition for Special Exception and Zoning Variance by Eugene Trief

The property known as 7560 Belair Road, which is owned by Eugene Trief, is zoned BL-CNS and DR-5.5, and in accordance with this zoning, Mr. Trief leases the premises to various charitable and non-profit corporations for use as a bingo facility.

Mr. Trief desires to lease the premises to organizations to conduct bull roasts and flea markets on the premises, but said events apparently are not permissible under the present zoning classification of the premises. Therefore, Mr. Trief is requesting a Special Exception for a Community Building in order to utilize the premises for bull roasts and flea markets.

In addition to the request for a Special Exception for a Community Building, Mr. Trief is also requesting a Zoning Variance for parking. Under existing statutory requirements, 409.2 b 3 of the Baltimore County Code, Mr. Trief would be required to provide one space per 30 square feet of a building which is classified as a Community Building. If Mr. Trief's petition for Special Exception is granted, he would be required to provide 300 parking spaces. However, he can provide only 134 spaces at the premises. He is, therefore, requesting a Zoning Variance. The Variance if granted, would apparently be a temporary one, because Mr. Trief is presently negotiating to obtain sufficient parking spaces from Crane and Crane, owners of the unimproved land contiguous to 7560 Belair Road.

In addition, Mr. Trief has now available within 300 ft. of the subject premises the parking lot of Fullerton Pharmacy, which can accommodate at least 35 automobiles, and the parking lot of Fullerton Permanent Loan Association which can accommodate 25 additional automobiles on evenings, weekends and holidays.

Although on two prior occasions, certain incidents occurred at or near 7560 Belair Road which caused community dissatisfaction with social events conducted by persons who leased the premises from Mr. Trief, Mr. Trief's future intentions are strictly to limit the affairs conducted at the premises to bingo, public and private meetings, and flea markets. Concerning the events on the premises which caused inconvenience to the community, namely two youth oriented musical concerts, Mr. Trief did not perceive or anticipate the adverse consequences precipitated by those two events; and, consequently, he has discontinued all such events.

The intended events scheduled by Mr. Trief, that is, the bull roasts, public and private meetings and flea markets, will not impose upon the community or cause any hardship or inconvenience to the citizens thereof. Moreover, the granting of Mr. Trief's petition for Special Exception and Zoning Variance will greatly benefit the community. On many occasions Mr. Trief has allowed civic and religious organizations to use the premises for meetings, free of charge; e.g., condolence reception for police officers following the funeral of Officer Whitney; scheduled testimonial for Father Gribbon of St. Joseph's Church.

Mr. Trief desires to use the premises in such a fashion as previously set forth so as to provide a worthwhile facility available as a Community Building for the citizens of Fullerton and other residents of Baltimore County.

David R. Cohen
David R. Cohen

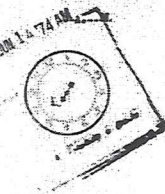
Paul Mark Sandler
Paul Mark Sandler

Ulman and Cohen
Ulman and Cohen
1506 Mercantile Bank Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

Attorneys for Eugene Trief

ORDER RECEIVED FOR FILING

DATE June 11, 1974



ULMAN AND COHAN
SURVEYORS AND CIVIL ENGINEERS
Baltimore, MD 21201

November 6, 1974

S. Eric Dinenna
Zoning Commissioner
Baltimore County Office
of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Special Exception and Variance
for Eugene Trief

Dear Mr. Dinenna:

This is to advise that my client, Eugene Trief does not wish to pursue his Petition for Special Exception and Variance. Please cancel the scheduled hearing for November 18, 1974, if you have not already done so.

Very truly yours,

Paul Mark Sandler
Paul Mark Sandler

PMS:apl



November 12, 1974

Paul Mark Sandler, Esquire
Suite 1506, Mercantile Bank &
Trust Building
2 Hopkins Plaza
Baltimore, Maryland 21201

Re: Petition for Re-classification and
Variance
of Belair Road and
Glade Avenue - 14th Election
District
Eugene Trief - Petitioner
NO. 75-8-114 (Item No. 182)

Dear Mr. Sandler:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

cc: Fred

Attachments

cc: Joseph C. La Vergnette, Esquire
607 Dorsey Avenue
Towson, Maryland 21204

Paul Mark Sandler, Esquire
Page 2
November 12, 1974

The Honorable Charles McC. Mathias, Jr.
United States Senator
United States Senate
Committee on Appropriations
Washington, D.C. 20512

The Honorable Clarence D. 1002
United States Congressman
206 Post Office Building
Towson, Maryland 21204

Mr. Raymond Schumayer, President
The Linwood Improvement Association,
Incorporated
225 Lyndale Avenue
Baltimore, Maryland 21206

Mr. Paul W. Faye, Committee Chairman
The Linwood Improvement Association,
Incorporated
3 Glade Avenue
Baltimore, Maryland 21206

Mr. Norman J. London
3 Glade Avenue
Baltimore, Maryland 21206

Mr. Charles L. Hestrich, Sr.
16 Belhaven Drive
Baltimore, Maryland 21206

Mr. R. D. Huntington, President
Overbrook Community Association,
Incorporated
6815 Lightfoot Avenue
Baltimore, Maryland 21206

Mr. Ted Kraft
Civic-Community Chairman
Cardinal Gibbons Council
7100 Belair Road
Baltimore, Maryland 21206



HOGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8073 BELAIR RD. / BALTIMORE, MD 21236 (301) 666-1001
1506 MERCANTILE BANK TRUST BUILDING
2 HOPKINS PLAZA / BALTIMORE, MD 21201 (301) 223-4444

PAY 3, 1974

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR COMMUNITY BUILDING WITH PARKING VARIANCE

BEHAVING FOR THE CASE as the corner formed by the intersection of the northwestern side of Belair Road (80 feet wide) and the north eastern side of Glade Avenue (40 feet wide) thence leaving said place of beginning and running and aiming on the northeastern side of Glade Avenue (1) North 43 degrees 22 minutes 00 seconds West 220.00 feet thence leaving the said northeastern side of Glade Avenue and running for line of division the four following courses and distance, viz: (2) North 42 degrees 44 minutes 00 seconds East 181.62 feet thence (3) North 42 degrees 22 minutes 00 seconds West 44.32 feet thence (4) North 48 degrees 44 minutes 00 seconds East 255.00 feet to the northwestern side of Belair Road thence running and aiming on said northeastern side of Belair Road (5) South 48 degrees 44 minutes 00 seconds West 211.62 feet to the place of beginning.

Containing 1.744 Acres of land, more or less.

This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

L. Alan Evans



Total 1075

RE: PETITION FOR RECLASSIFICATION
AND VARIANCE
NE/corner of Belair Road and Glade
Avenue - 14th Election District
Eugene Trief - Petitioner
NO. 75-8-XA (Item No. 192)
BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner has withdrawn this Petition, therefore, IT IS ORDERED
by the Zoning Commissioner of Baltimore County, this 12th day of
November, 1974, that the said Petition be and the same is hereby DISMISSED
without prejudice.

Alfred M. ...
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 12/11/74

BY *John R. ...*

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
Eugene J. Clifford, P.E.
Wm. T. Mullen
COUNTY TRAFFIC ENGINEER

June 13, 1974

Mr. S. Eric Dineen
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 192 - ZAC - May 21, 1974
Property Owner: Eugene Trief
141/5 Belair Road and NE/S Glade Avenue
Variance from Section 409.2b.3 to permit 134 offstreet parking
spaces in lieu of the required 300. Special Exception for
Community Building with parking variance per section 409.2b.3.
District 14

Dear Mr. Dineen:

The subject petition is for a special exception for a
community building and a variance to the parking requirement from
300 parking spaces to 134 parking spaces. Glade Avenue has been a
source of complaints about parking since 1963 and as recently as
January, 1974. To reduce the parking requirement at this time can
only aggravate parking problems in this area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

LAW OFFICES
HENRY W. KLEMKOWSKI, P.A.
707 BELAIR AVENUE
TOWSON, MARYLAND 21204
CNS 228-7213

May 15, 1974

Eric M. Menne, Esquire
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Applicant: Fullerton Pharmacy
(Manor)
Complainant: Linover Improvement Assoc.

Dear Commissioner:

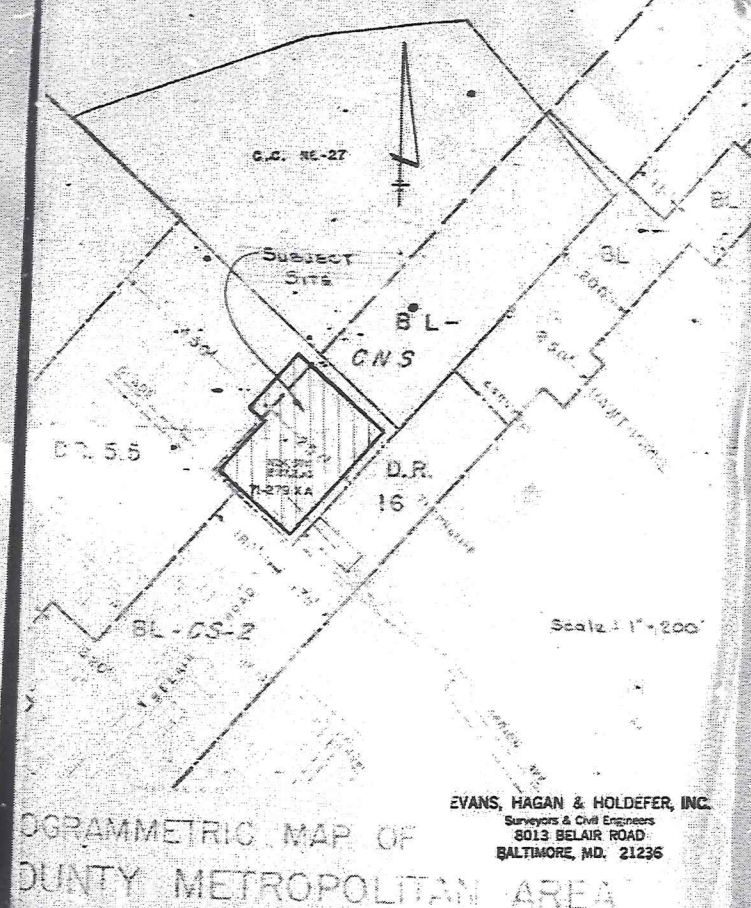
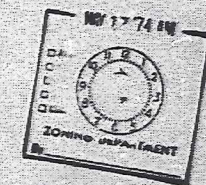
Please be advised that I represent the above Com-
plainant concerning the application of Fullerton Pharmacy,
Inc. to have a special exception granted from BL to BL
for the location known as Fullerton Manor on Belair Road.

I would appreciate being advised of the hearing date
as soon as one is scheduled.

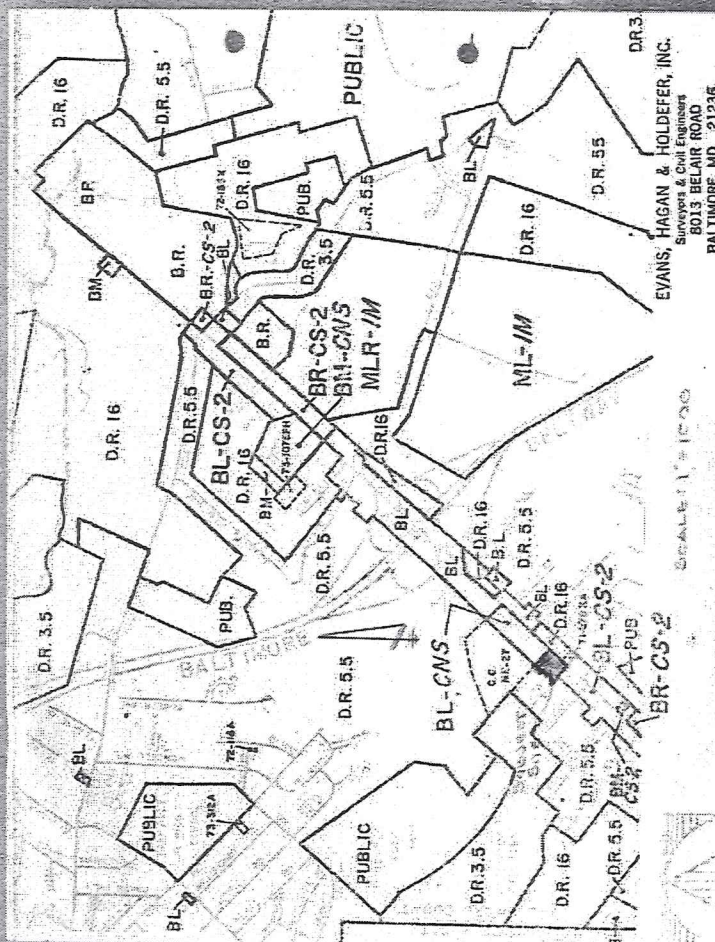
Very truly yours,

Joseph C. La Verghetta
Joseph C. La Verghetta

JCL:sd



EVANS, HAGAN & HOLDEFER, INC.
Surveyors & Civil Engineers
8013 BELAIR ROAD
BALTIMORE, MD. 21236



EVANS, HAGAN & HOLDEFER, INC.
Surveyors & Civil Engineers
8013 BELAIR ROAD
BALTIMORE, MD. 21236

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 30, 1974

Paul Mark Sandler, Esq.
2 Hopkins Plaza
Baltimore, Maryland 21201

RE: Special Exception Petition
Item 192
Eugene Trief - Petitioner

Dear Mr. Sandler:

The Zoning Advisory Committee has reviewed the
plans submitted with the above referenced petition and
has made an on-site field inspection of the property.
The following comments are a result of this review and
inspection.

These comments are not intended to indicate the
appropriateness of the zoning action requested, but to
assure that all parties are made aware of plans or
problems with regard to the development plans that
may arise as a result of this case. The Director of Plan-
ning may file a written report with the Zoning
Commissioner with recommendations as to the appro-
priateness of the requested zoning.

The subject property is located on the northwest
side of Belair Road at its intersection with the
northeast side of Glade Avenue, in the 14th Election
District of Baltimore County. It is presently
improved by an existing one-story bingo hall that
was previously utilized by an A&P food store.

Various one and two-story residences exist
to the rear of the site along Glade Avenue, and the
properties opposite the site on Belair Road are
similarly improved. Residences exist both to the
southwest and northeast along Belair Road.

Paul Mark Sandler, Esq.
Item 192
May 30, 1974

Page 2

The petitioner is requesting a Special Exception
for a Community Building in order to utilize the
existing structure for various social functions,
including roasts, dances, and popular music performances.
Additionally, a Variance has been requested to permit
134 parking spaces instead of the required 300 parking
spaces.

This office is withholding approval of the subject
petition until such time as the site plans are revised
to reflect the comments of the Project and Development
Plan Division of the Office of Planning. It should
also be noted that the existing identification sign
appears to extend into the right-of-way of Belair Road.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JB

Enclosure

cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Rd.
Baltimore, Maryland 21236

Mr. Oliver L. Myers
9 Birsay Court
Baltimore, Md. 21236

October 27, 1975

Mr. James E. Durkin, President
Linover Improvement Association, Inc.
18 Sipple Avenue
Baltimore, Maryland 21236

RE: Beltway-Belair Mall and
Fullerton Manor Bingo Hall
W/S of Belair Road, S of the
Baltimore Beltway - 9th
Election District

Dear Mr. Durkin:

I am in receipt of your letter of September 29, 1975, in which you request information on the proposed Beltway-Belair Mall and the existing Fullerton Manor Bingo Hall property, the latter which is owned by Mr. Eugene Trief.

A clearing and grading permit, for the proposed mall, was filed with Baltimore County on September 24, 1975. However, this permit will not be issued until a more detailed site plan is submitted for review and comments by the appropriate approving agencies. Due to the absence of the aforementioned plan, I am unable, at this time, to offer any accurate information on the proposed site development.

Concerning Mr. Trief's property, there has been no additional requests for any zoning hearings nor any pending zoning violations at this time.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

h
S. ERIC DI NENNA
Zoning Commissioner

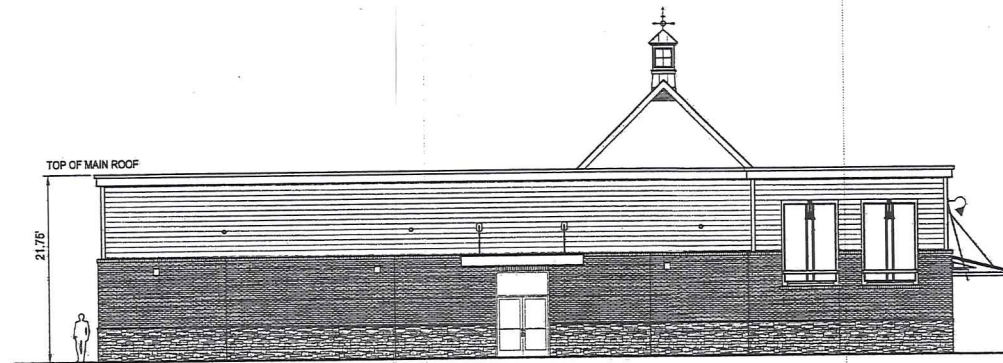
SED/NBC/scw

Mr. James E. Durkin, President
Page 2
October 27, 1975

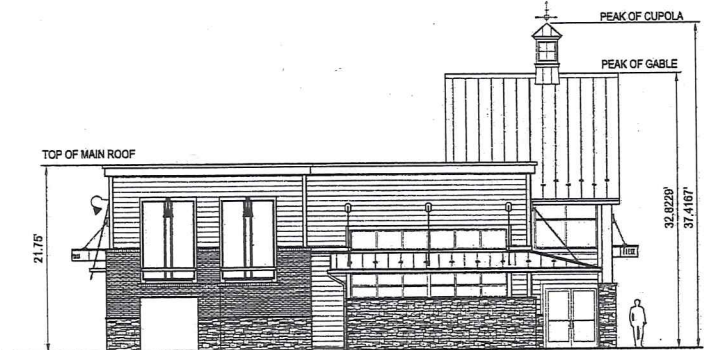
cc: Mr. James E. Dyer
Zoning Supervisor

Mr. Nicholas B. Commodari
Zoning Technician II

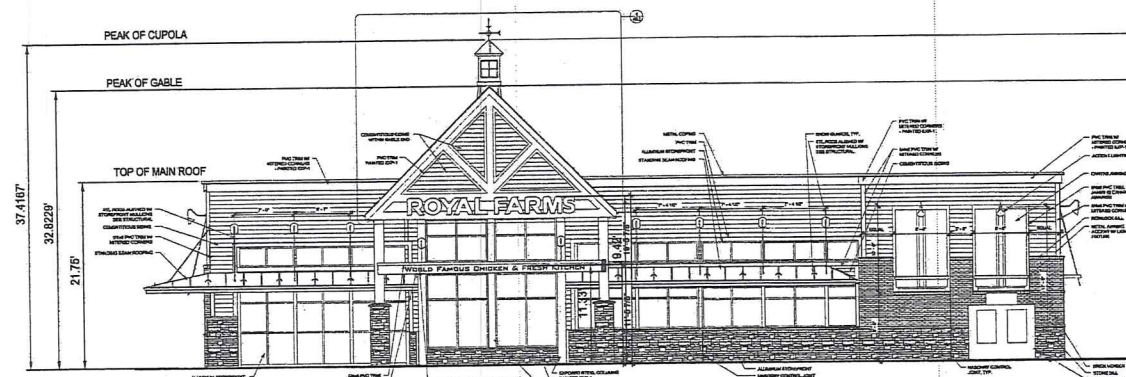
Case No. 75-8-X



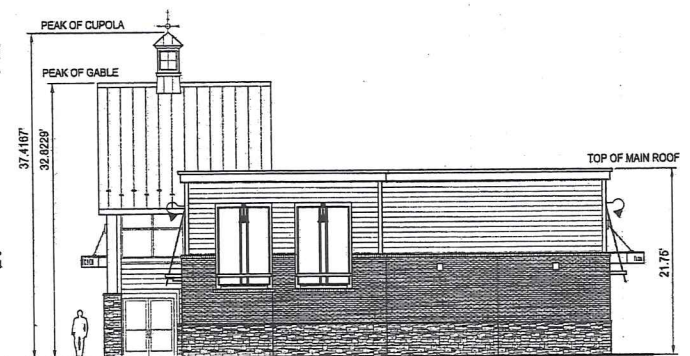
REAR ELEVATION
SCALE: 1" = 10'



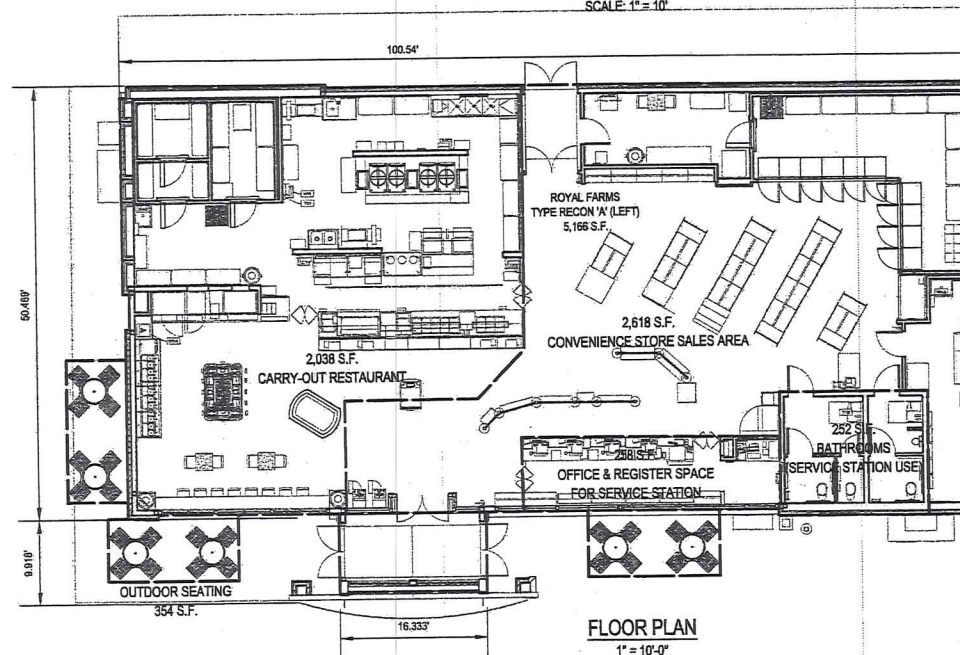
SOUTH SIDE ELEVATION
SCALE: 1" = 10'



FRONT ELEVATION
SCALE: 1" = 10'



NORTH SIDE ELEVATION
SCALE: 1" = 10'



FLOOR PLAN
1" = 10'-0"



SHEET 2 OF 3		LIMITED EXEMPTION #18001LN PAN #14-0501		LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD		DRC #112817C TRACKING #LJM-2018-00001	
COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 14		TAX MAP: 81 PARCEL: 57		DEED REF: 5467 / 0780 BALTIMORE COUNTY, MARYLAND		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3611 ROLAND AVE BALTIMORE, MD 21215-2408 PHONE: 410-589-0200	
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS + PLANNERS + SURVEYORS + TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4802 MILLENNIUM DRIVE, SUITE 100 BSC CAMP, MD 21017 P: (410) 287-2340 http://www.gwsphs.com		FAC: (410) 287-2346		DRAWN BY: BCP		CHECKED BY: BCP	
DATE: 1/16/2018		SCALE: 1" = 30'		PIN#		11748	

GENERAL NOTES

- 1) THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- 2) STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS, AND ASSIGNS.
- 3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- 4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- 5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
- 6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- 7) THE OWNER / DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- 8) THE LIMITED EXEMPTION DEVELOPMENT PLAN DRC #12817C FOR THIS PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 7-24-18.
- 9) THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAID ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-310. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- 10) THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, CLARENCE CULLUM, NO. 23899.
- 11) OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS/DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZE BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
- 12) THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 13) THIS SITE IS LOCATED IN THE BACK RIVER WATER SHED.

DENSITY CALCULATIONS

ZONING OF PROPERTY: BL-AS, BM-AS, BL, DR, RO
ACREAGE, GROSS, AND NET: GROSS=2.037 AC.
NET=2.037 AC.
F.A.R. PERMITTED: 3.0
F.A.R. PROPOSED: 0.05
TOTAL AREA OF LOTS: 2.037 AC.
TOTAL AREA OF HIGHWAY ACQUISITION: SHA=0.267 AC.
BACD=0.121 AC.
TOTAL AREA OF PLAT: 2.037 AC.
OPEN SPACE REQUIRED: N/A
OPEN SPACE PROVIDED: N/A
PARKING SPACES REQUIRED: 34
PARKING SPACES PROVIDED: 55

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS
PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:
DATE: 1/10/2020
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

APPROVED: DATE: 1/17/20
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

P.W.A. COMPLETED
ZONING
DEV. DESIGN
DEV. ENGINEER
STREETS, NUMBERING
REAL ESTATE COMPLIANCE
PARKS & RECREATION

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/2011
VERTICAL - NAVD 88

NOTE:

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/2011 (2011) BASED ON THE FOLLOWING TRAVERSE STATIONS:

POINT	NORTH US FT.	EAST US FT.	ELEV. US FT. (NAVD 88)
975	618921.57	1447641.29	281.84
976	619121.03	1447397.98	248.95

OWNER'S CERTIFICATION

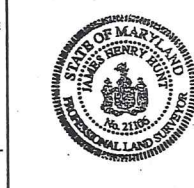
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

OWNER
CARL J. VERSTANDIG
7560 BEL AIR ROAD LLC
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
410-889-0200

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

JAMES H. HUNT
PROFESSIONAL LAND SURVEYOR NO. 21105
MY LICENSE EXPIRES/RENEWS: 3/07/2021



BALTIMORE COUNTY, MARYLAND
SCALE: 1"=20'

COMPUTED BY: J.R.C.
DRAWN BY: J.R.C.
CHECKED BY: J.H.H.
W.D. No.: 11748



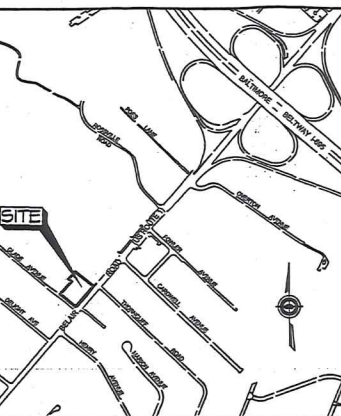
FINAL RECORD PLAT
ROYAL FARMS #257
7560 BELAIR ROAD
COUNCILMANIC DIST. 6

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS

4692 MILLENNIUM DRIVE, SUITE 100 PHONE: (410) 297-2340 BELCAMP, MARYLAND 21017

ELECTION DISTRICT 14
DATE: AUGUST 30, 2019



LOCATION MAP
SCALE: 1"=1000'

STORM WATER MANAGEMENT EASEMENT

LINE	BEARING	DISTANCE
L1	N 40°22'07" E	128.00'
L2	S 49°37'53" E	27.08'
L3	S 40°46'18" W	42.15'
L4	S 40°13'42" E	212.23'
L5	S 40°22'07" W	20.00'
L6	N 49°13'42" W	208.16'
L7	S 40°26'30" W	28.00'
L8	S 49°13'42" E	76.96'
L9	S 40°49'00" W	24.42'
L10	N 49°11'00" W	76.80'
L11	S 40°26'30" W	13.45'
L12	N 49°37'53" W	30.76'

DRAINAGE & UTILITY EASEMENT

LINE	BEARING	DISTANCE
L13	N 49°44'34" W	10.00'
L14	N 49°15'26" E	10.00'
L15	S 49°44'34" E	10.00'
L16	S 40°15'26" W	10.00'

HIGHWAY WIDENING BALTIMORE COUNTY

LINE	BEARING	DISTANCE
L17	N 49°44'34" W	210.00'
L18	N 40°22'07" E	25.00'
L19	S 49°44'34" W	200.50'
L20	N 85°15'26" E	13.47'
L21	S 40°22'07" W	34.52'

Fee Simple Area
Area = 5,295 Sq.Ft. or 0.121 Ac. ±

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

LINE	BEARING	DISTANCE
1	S 48°54'29" E	35.00'
2	S 40°22'07" W	332.07'
3	N 49°44'34" W	35.00'
4	N 40°22'07" E	332.58'

Fee Simple Area
Area = 11,631 Sq.Ft. or 0.267 Ac. ±

DEDICATION TABLE

TYPE	NO	TOTAL AREA
STORMWATER MANAGEMENT EASEMENT	1	0.225 ACRES
DRAINAGE & UTILITY EASEMENT	1	0.002 ACRES
HIGHWAY WIDENING	1	0.121 ACRES

DEED REFERENCE: JLE 36763 FOLIO 185
TAX ACCOUNT NO. 1402022910
AREA PARCEL= 1.849 ACRES ±
AREA HIGHWAY WIDENING SHA= 0.267 ACRES ±
AREA HIGHWAY WIDENING BACD= 0.121 ACRES ±
TOTAL AREA= 2.037 ACRES ±
TAX MAP 81 GRID 10 PARCEL 57

LR - Plat Fee -
Subdivision
Subdivision Name:
Royal Farms #257
Date: 1/10/2020

Total:
1/1/2020 10:46
\$12332612 CC3301
BALTIMORE
COUNTY/CC33, 01, 07 -
Register 87

Filed for record
JLE LIBER 79 FOLIO 874
Date: JAN 10 2020
Test: Julie E. Exon
Clerk

PAI NO. 14-0501

M180022

P235427

MSA S1236-12615

- LEGEND**
- EXISTING STORMDRAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY MAIN
 - EXISTING BUILDING
 - SOILS LINE
 - EXISTING CONTOUR INT.
 - EXISTING CONTOUR INDEX
 - SITE BOUNDARY
 - LOT LINE
 - EXISTING SIDEWALK
 - ADJOINER BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING ELECTRIC (APPROX.)
 - EXISTING GAS (APPROX.)
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED CURB
 - BUILDING RESTRICTION LINE
 - PROP. WATER SERVICE
 - PROP. DRAIN
 - EXISTING ZONING LINE

DEDICATION TABLE	
TYPE OF CONVEYANCE	NO. TOTAL AREA
SHA HIGHWAY WIDENING AREA	1 0.293 AC. +/-
BALTIMORE COUNTY HIGHWAY WIDENING AREA	1 0.122 AC. +/-
STORMWATER MANAGEMENT EASEMENT	1 0.177 AC. +/-

CERTIFICATION AS TO DELINQUENT ACCOUNTS

This certification is submitted in connection with the development known as Royal Farms Store #257 and is given in accordance with the provisions of Section 22-55(c) of the Baltimore County Code, 1978, as amended.

I, Jeff D. Smith, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

I HEREBY CERTIFY, that on this 11th day of December, 2017, before me, the undersigned, a Notary Public in and for the Baltimore County and State of Maryland, personally appeared Jeff D. Smith and made oath in due form of law that the matters and statements above stated forth are true.

My Commission Expires: Feb 23, 2019

NOTE:
If applicant is a corporation, this certification must be completed by an authorized officer and if applicant is a partnership or joint venture, it must be completed by a general partner or venturer or an officer thereof.

NOTES: B.C.Z.R. SITE STANDARDS

Sect. 303.2 Standards for B.L., B.M. & B.R. Zones
In B.L., B.M. & B.R. Zones, the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situated within 100 feet of the joint side property line.

Zoning Commission Policy Manual (ZCPM) Section 303 Averaging Front Yard Depths
Section 303.2D: In determining front setbacks, a service station island with gas pumps and/or shelters for customers will be considered as structures and used in averaging setbacks.

FRONT SETBACKS TO CENTERLINE OF BELAIR ROAD OF BUILDINGS ON ADJACENT PROPERTIES WITHIN 100' OF 7560 BELAIR ROAD:
7554 BELAIR ROAD (Mr. 8's) = 18' 0"
7560 BELAIR ROAD (Carrabas) = 60' 0"
AVERAGE SETBACK = 39.00'
FRONT SETBACK OF PROPOSED GAS PUMP ISLANDS = 51.67'

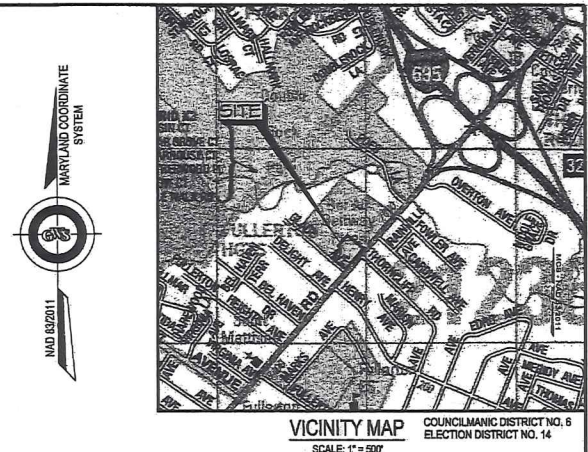
SPECIAL EXCEPTION RULING - CASE NO. 2017-0356-X

WHEREFORE, IT IS ORDERED this 21st day of October, 2017, by this Administrative Law Judge, that the Petition for Special Exception to use the herein described property for a fuel service station on an individual site, be and is hereby GRANTED.

- The relief granted herein shall be subject to the following:
- Petitioners may apply for accessory permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding with this site is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If no appeal is filed, this Order is reversed, Petitioners would be required to return the subject property to its original condition.
 - Petitioners must submit for approval by Baltimore County a landscape and lighting plan for the site.
 - Petitioners must obtain from BSA an easement or access permit for the Belair Road ingress/egress from the site.
 - A car wash facility is not permitted on the subject property.
 - Food delivery trucks shall not use Glade Avenue as a means of ingress/egress from the site.
 - Petitioners shall engage the services of a third-party contractor to inspect and maintain all necessary materials that store water management facilities at the site.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

J. P. Seveling
Administrative Law Judge
for Baltimore County



- SITE NOTES:**
- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
 - DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3911 ROLAND AVE, BALTIMORE, MD 21211-2408
 - PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4892 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017 (410) 287-2340
 - GROSS & NET SITE AREA: 2.037 AC. +/-
 - TOTAL LIMIT OF DISTURBANCE (LOD): 1.80 AC. +/- = 78,615 SQ. FT.
 - EXISTING ZONING - BL-AS: 1.592 AC. +/-, BL-AS: 0.013 AC. +/-, BL: 0.023 AC. +/-, RD: 0.003 AC. +/-
 - ZONING MAP: 08182
 - GIS FILE: 08182
 - ELECTION DISTRICT - 14
 - COUNCILMANIC DISTRICT - 8
 - TAX MAP NUMBER: 181 PARCEL: 57
 - TAX ACCOUNT NUMBER: 1402022810
 - DEED REFERENCE: 36739/185
 - EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
 - PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT.
 - CENSUS TRACT - 440200
 - WATERSHED - BACK RIVER
 - AGE OF EXISTING BUILDING - 91 YEARS +/-
 - BUILDING HEIGHT - MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TEXT' OF BCZR SEC. 231.1. PROPOSED - 32.8' +/-
 - ADC MAP NO: 4706, GRID G-2
 - THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 - ZONING HISTORY: 7/28/1954 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 8/24/1954. 3/14/1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1955. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN 'R' ZONE - 4/13/1955. 9/14/1974 - CASE NO. 75-8-XA - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.28.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974. 9/13/2016 - 2016 CZMP, ISSUE NO. 0002. REQUEST TO RECLASSIFY 1.84 AC. IN A BL ZONE 8.0.16 AC. IN A DR5.3 ZONE TO 2.0 AC. BL-AS. 9/9/2016 - 20 AC. BL-AS RECLASSIFIED. 10/29/2017 - CASE NO. 2017-0356-X. SPECIAL EXCEPTION REQUEST FOR A FUEL SERVICE STATION ON AN INDIVIDUAL SITE WITH USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT GRANTED ON 10/29/2017.
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THE SITE IS LOCATED IN ZONE(S) 'C' (UNSHADED) AS SHOWN ON FEMA RATE MAP 2400100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2008.
 - FLOOR AREA RATIO (FAR) ALLOWED - 3.0. EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 69,732 S.F. = 0.17 FAR. PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,169 S.F. / GROSS SITE AREA - 69,732 S.F. = 0.08 FAR.
 - BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
 - AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1,000 S.F. = 14,000 S.F. ADDITIONAL SITE AREA REQUIRED - 4 X 2,016 (SALES AREA SQ. FT.) = 8,064 S.F. - 8 X 2,038 S.F. CARRY-OUT RESTAURANT = 16,304 S.F. - ATM = 1,000 S.F. TOTAL SITE AREA REQUIRED = 44,700 S.F. TOTAL SITE AREA PROVIDED = 71,981 S.F.
 - PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED. REQUIRED - CONVENIENCE STORE USE: 2,616 S.F. @ 6 P.S./1,000 S.F. = 13.08. CARRY-OUT RESTAURANT: 2,392 S.F. @ 6 P.S./1,000 S.F. = 11.96. FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 6. ATM = 1. TOTAL PARKING SPACES REQUIRED = 34 P.S. (INCLUDES 3 HC REQ). TOTAL PARKING SPACES PROVIDED = 56.
 - ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
 - ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(a) OF THE B.C.Z.R.
 - ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
 - OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
 - PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 6.5' WIDE BY 16' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.
 - AVERAGE DAILY TRIPS: CONVENIENCE STORE - 24 HOUR WITH GASOLINE PUMPS - 945.6 A.D.T. 1,000 S.F. X 5.166 = 4,389 A.D.T.

LIMITED EXEMPTION #18001LN
PA 014-0501

LIMITED EXEMPTION DEVELOPMENT PLAN
FOR
ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 8
ELECTION DISTRICT NO. 14

TAX MAP: 81 PARCEL: 57

DEED REF.: 5467 / 0780
BALTIMORE COUNTY, MARYLAND

DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3911 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-889-0200

ENGINEERS & PLANNERS & SURVEYORS & TRANSPORTATION
WATERSIDE CORPORATE CAMPUS
4892 MILLENNIUM DRIVE, SUITE 100
BELCAMP, MD 21017
PH: (410) 287-2340
http://www.gwsinc.com

DATE: 11/16/2018
SCALE: 1" = 30'
PN# 11748

Development Plan Submitted

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

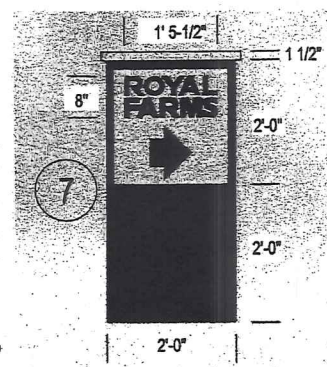
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted projecting canopy	B.L.R., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the sign is to which sign is affixed, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.R., excluding	Use	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.3.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(a) Service station canopy	Post service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

3. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises.	(a) Wall-mounted freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.3.3.1 and A.2. May include company name or logo if not more than 30% of the total sign area.
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SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

* "ROYAL FARMS" TEXTLOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA. SIGN AREA = 2'0" X 2'0" = 4.0 S.F. ALLOWABLE TEXTLOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F. PROPOSED TEXTLOGO AREA = 1'5-1/2" X 8" = 0.98 S.F. PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXTLOGO



PROP. DIRECTIONAL SIGN
NTS



CANOPY: 0.45 ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON.
METALLIC: WALL MOUNT, CONCRETE SIGN AS SHOWN IN 62.
TOTAL SIGN SQUARE FOOTAGE: 37.05

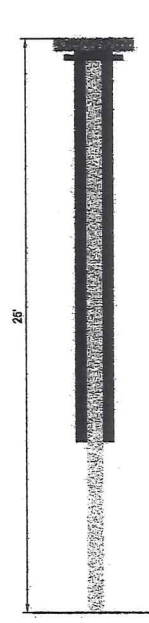


FORM: COPPERPLATE GOTHIC SLAB
COLOR: ROYALTY COPPERPLATE
NOTE: ONLY "F" AND "K" ARE UPPERCASE, ALL OTHER LETTERS LOWERCASE
TOTAL SIGN SQUARE FOOTAGE: 13.75

PROP. WALL MOUNTED ENTERPRISE SIGNS
NTS



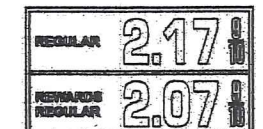
Front Elevation



Side Elevation



60 x 120 = 7,200 / 144 = 50 sq. ft.



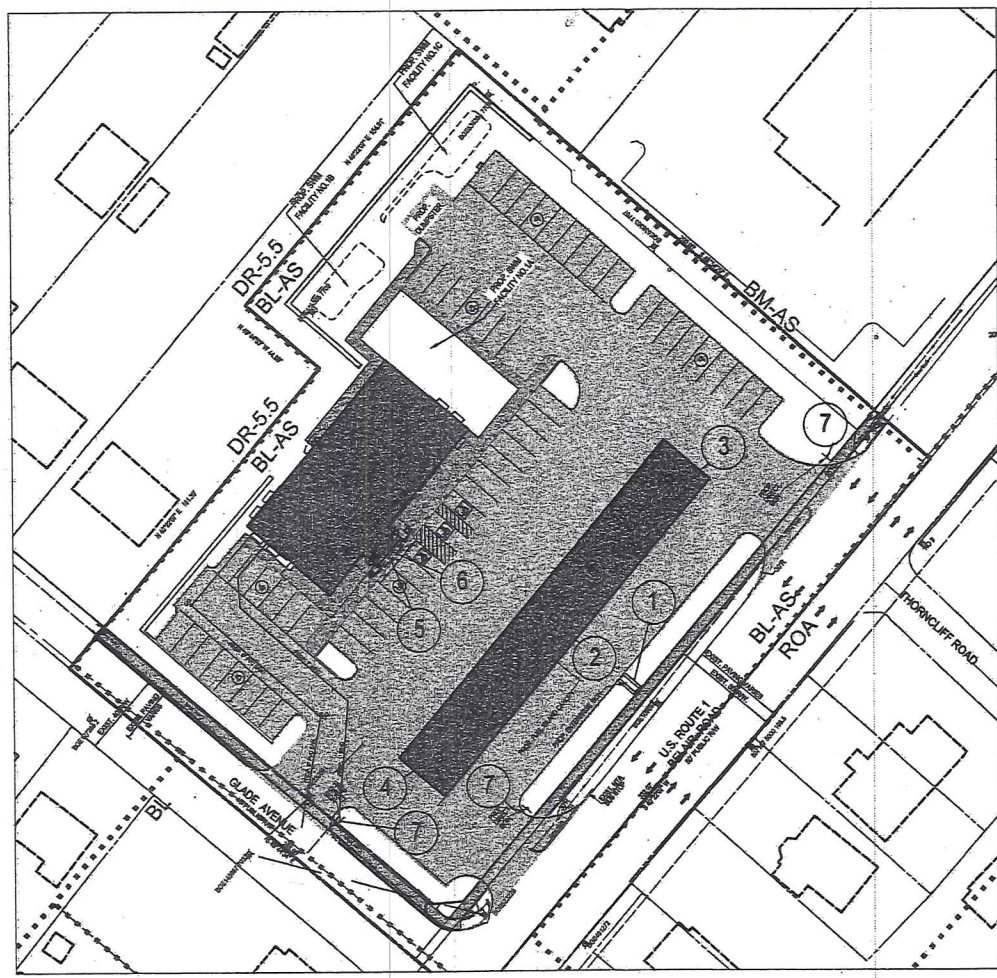
68 x 120 = 8,160 / 144 = 56.8 sq. ft.



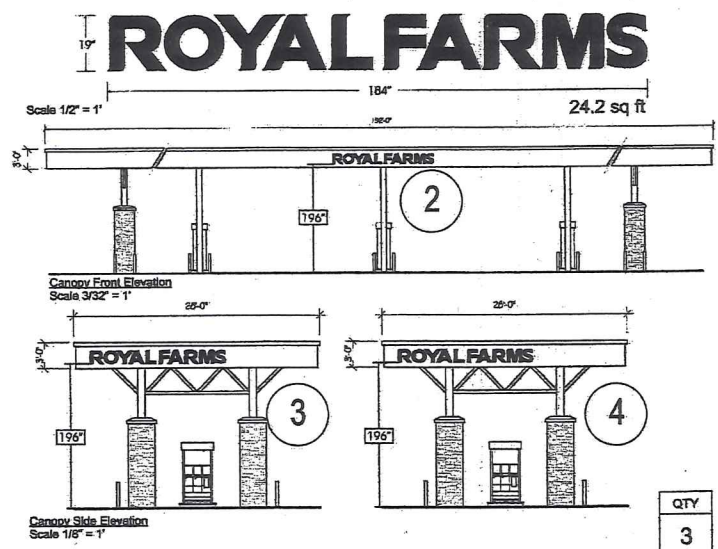
56.8 x 2 = 113.2 sq. ft.

Total Sq. Ft. = 163.2

PROP. FREESTANDING ENTERPRISE SIGN
NTS



PLAN SIGN LOCATIONS
SCALE: 1" = 40'



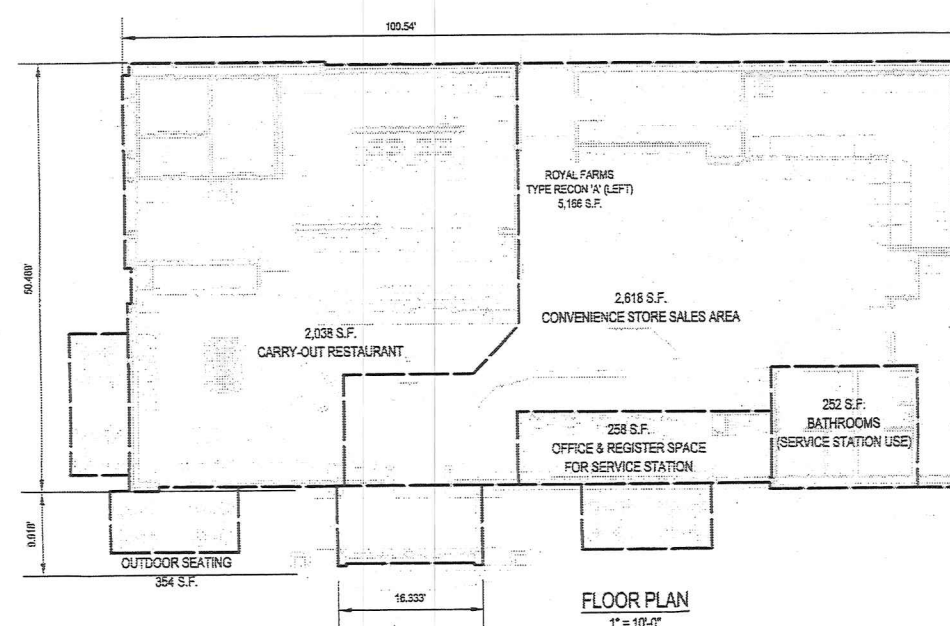
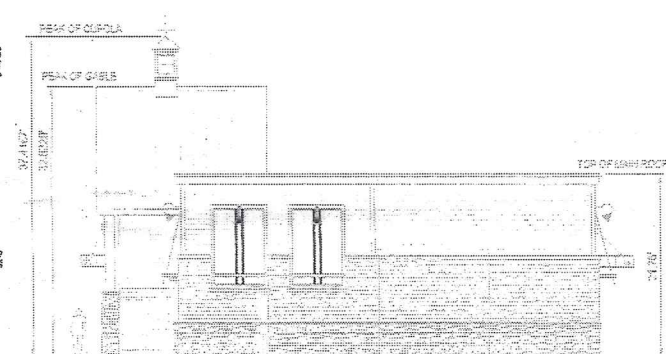
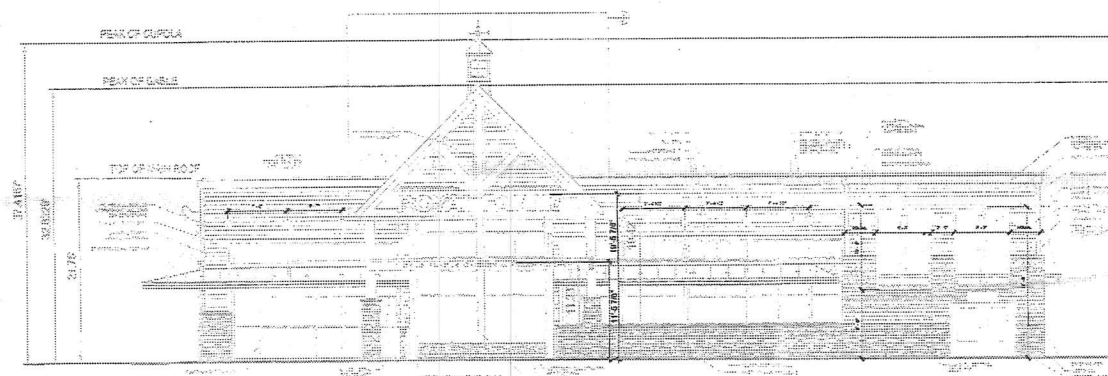
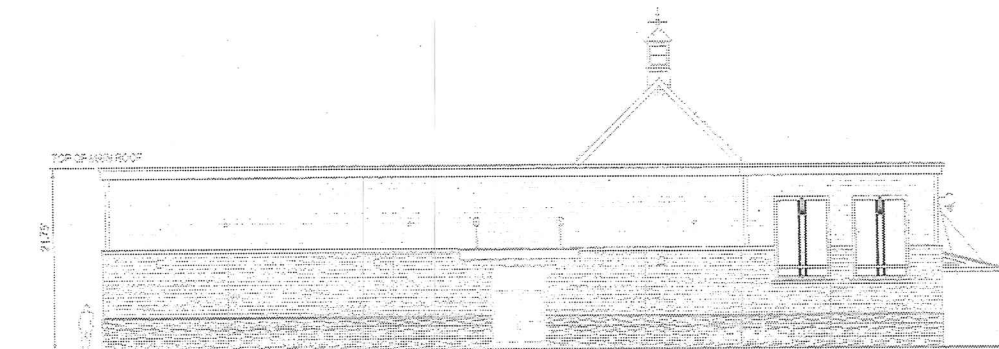
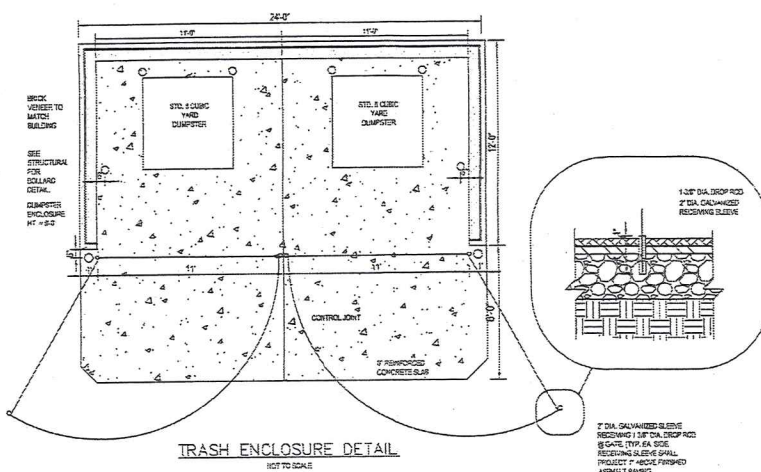
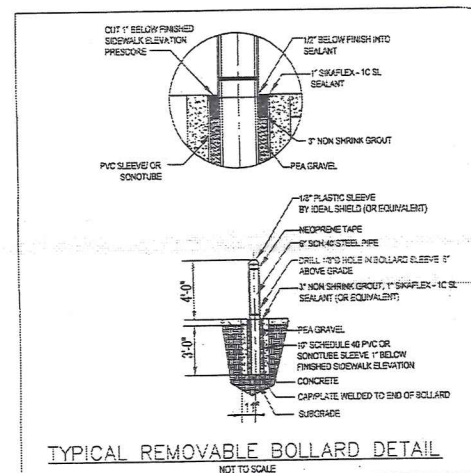
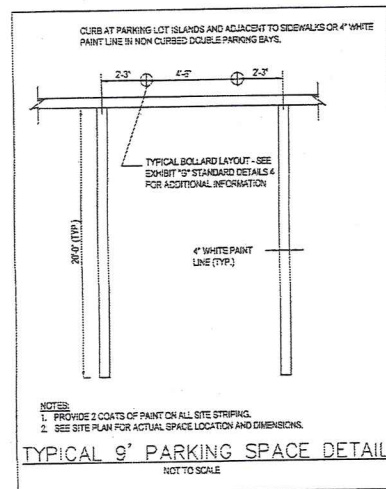
Canopy Front Elevation
Scale 3/32" = 1"

Canopy Side Elevation
Scale 1/8" = 1"

PROP. CANOPY SIGNS
NTS



SHEET 3 OF 3		LIMITED EXEMPTION #18001LN PAI #14-0501		LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD		DRG #12817C TRACKING #LM-2018-00001	
COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 14		TAX MAP: 81 PARCEL: 57		DEED REF: 5467 / 0780 BALTIMORE COUNTY, MARYLAND			
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS & PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4002 MELLORUM DRIVE, SUITE 100 BEL CAMP, MD 21017 Ph: (410) 287-2340 http://www.gwsfirm.com		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3811 ROLAND AVE BALTIMORE, MD 21211-3408 PHONE: 410-888-0200					
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 1/16/2018	SCALE: AS SHOWN	PNP	11748		



DRC # 112817 C

BALTIMORE COUNTY DEPT. OF PAI
Project No. 140501
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By 6/10/16 Date: 7/28/16
This plan approval shall expire four (4) years
from this approval date.

	LIMITED EXEMPTION #18001LN PAL#14-4501	LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 14	ORC #112817C TRACKING #L#34-28-00001
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 5800 LEXINGTON DRIVE, SUITE 100 BELTAP, MD 20707 PH: (410) 627-6246 www.gwsinc.com	DEED REF.: 5487 / 0730 BALTIMORE COUNTY, MARYLAND DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LC 8611 ROLAND AVE BALTIMORE, MD 21241-2406 PHONE: 410-889-0200	
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 5/25/2018	SCALE: 1" = 30' P#6 11748

- LEGEND**
- EXISTING STORM DRAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY MAIN
 - EXISTING BUILDING
 - SOILS LINE
 - EXISTING CONTOUR INT.
 - EXISTING CONTOUR INDEX
 - SITE BOUNDARY
 - LOT LINE
 - EXISTING SIDEWALK
 - ADJOINER BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING ELECTRIC (APPROX.)
 - EXISTING GAS (APPROX.)
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED CURB
 - BUILDING RESTRICTION LINE
 - PROP. WATER SERVICE
 - PROP. DRAIN
 - EXISTING ZONING LINE

LANDSCAPING CALCULATIONS

REQUIRED PLANTING UNITS

COND. A: ADJACENT ROADS @ 1 P.U. / 40 L.F.
551.95 L.F. / 40 = 13.3 P.U.

COND. A: INTERIOR ROADS @ 1 P.U. / 20 L.F.
950 L.F. / 20 = 47.5 P.U.

COND. B: PARKING LOTS @ 1 P.U. / 12 PARKING SPACES
56 SPACES / 12 = 4.7 P.U.

COND. E: NONRESIDENTIAL BUILDINGS
1 P.U. / 15' ADJACENT TO RESIDENTIAL
100 L.F. / 15 = 6.67 P.U.
1 P.U. / 20' ADJACENT TO PUBLIC R/W
170 L.F. / 20 = 8.5 P.U.

COND. K: LANDSCAPE TRANSITION AREA @ 1 P.U. / 10 L.F.
CLASS B 10' WIDE SCREEN 974 L.F. / 10 = 97.4 P.U.
CLASS C 6' WIDE SCREEN 230 L.F. / 10 = 23 P.U.
CLASS C 15' WIDE SCREEN 347 L.F. / 10 = 34.7 P.U.

COND. H: DUMPSTER CLASS A SCREEN @ 1 P.U. / 15 L.F.
45 L.F. / 15 = 3 P.U.

COND. I: STORM WATER MANAGEMENT FACILITIES
CLASS A PERIMETER SCREEN @ 1 P.U. / 15 L.F.
365 L.F. / 15 = 24.3 P.U.

COND. G: LOADING AREA CLASS A SCREEN @ 1 P.U. / 15 L.F.
67 L.F. / 15 = 4.5 P.U.

1% LANDSCAPED AREAS
25,358 S.F. = 1,264 S.F.

TOTAL PLANTING UNITS REQUIRED = 165.7 P.U.

PLANTING UNITS PROVIDED	EXISTING	NEW	P.U.
MAJOR DECIDUOUS @ 1:1	20	= 20 P.U.	
MINOR DECIDUOUS @ 2:1	26	= 13 P.U.	
EVERGREEN @ 2:1	45	= 22.5 P.U.	
SHRUB @ 5:1	540	= 108 P.U.	
GROUND COVER @ 300 S.F.:1	1,144	= 23 P.U.	

LANDSCAPED AREA = 2,451 S.F.

TOTAL PLANTING UNITS PROVIDED = 165.3 P.U.

LANDSCAPE KEY

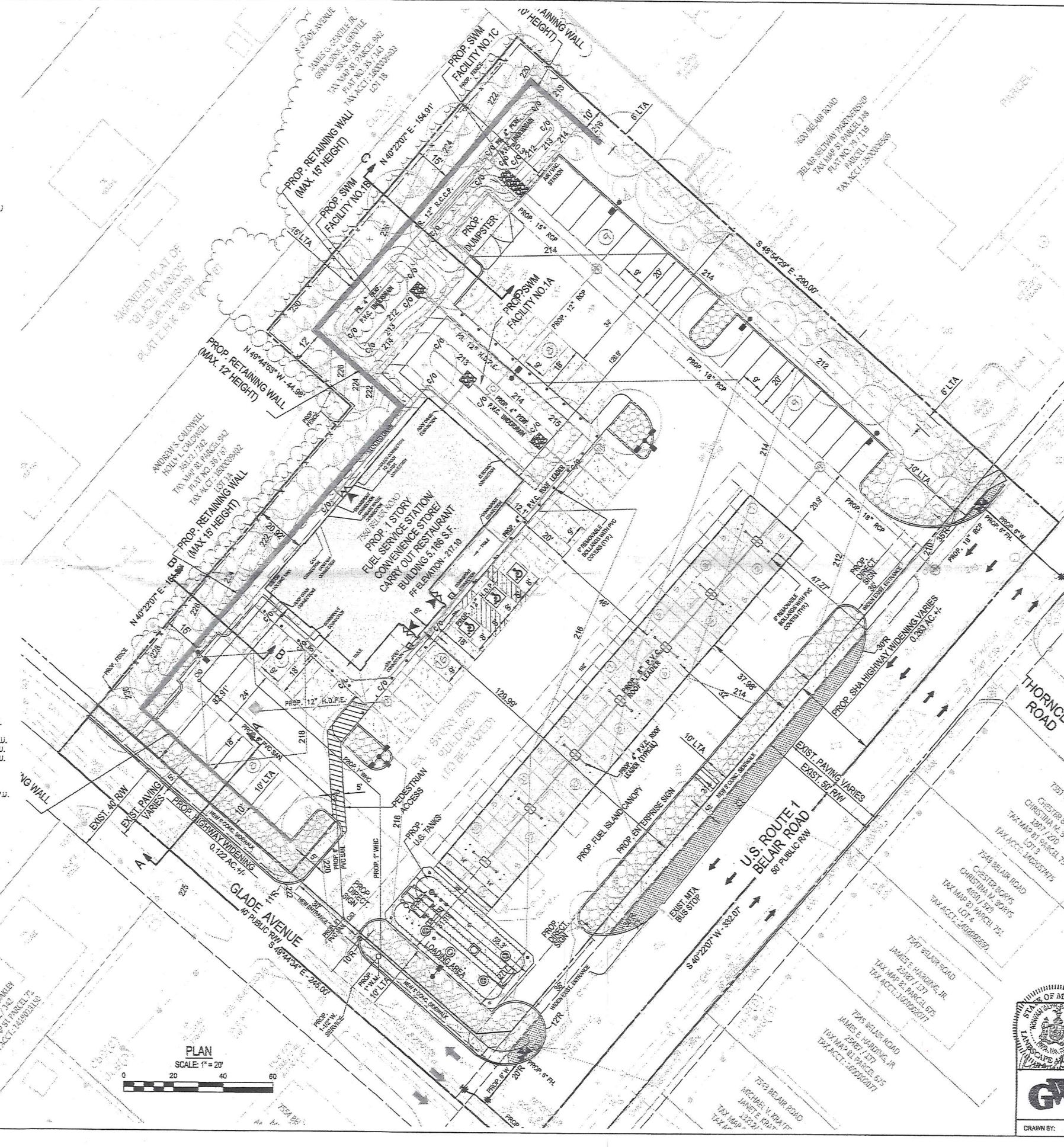
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUND COVER
- EXISTING LIGHTING
- PROPOSED LIGHTING

Schematic Landscape Plan
Certification Form

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below in accordance with all county agency landscape architectural comments.

Russell K. Givens 7/22/15 *Russell K. Givens*
Applicant Signature Date Print Name

Mailing Address (if not same as on plan)



LOCATION MAP
SCALE: 1" = 500'

SITE NOTES:

- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
- DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3611 ROLAND AVE, BALTIMORE, MD 21211-2408
- PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4882 MILLENNIUM DRIVE, SUITE 100, BELTOWN, MARYLAND 21037, (410) 297-2340
- GROSS SITE AREA: 2.03 AC. ± (0.33 AC. ± RW IN BELAIR RD. & GLADE AVE.)
- NET SITE AREA: 1.74 AC. ±
- EXISTING ZONING: B-4S: 1.737 AC. ±, B-4S: 0.005 AC. ±, DR-5: 0.002 AC. ±
- ZONING MAP: 08182
- GIS TILE: 08182
- ELECTION DISTRICT: 14
- COUNCILMANIC DISTRICT: 6
- TAX MAP NUMBER: 81 PARCEL: 57
- TAX ACCOUNT NUMBER: 140022910
- DEED REFERENCE: 38788/145
- EXISTING USE: COMMERCIAL - BUNKO ESTABLISHMENT
- PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
- CENSUS TRACT: 44020
- WATERSHED: BACK RIVER
- AGE OF EXISTING BUILDING: 61 YEARS ±
- BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT TENT OF BCZR SEC. 231.1, PROPOSED - 32.5' ±
- ADJ MAP NO. 4700, GRID G-5
- THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'H' RESIDENTIAL ZONE.
- ZONING RECLASSIFICATION REQUEST WAS DENIED - 8/24/1964
- 3/14/1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'H' RESIDENTIAL ZONE.
- THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/15/1955. THE SITE WAS RECLASSIFIED TO A B-4 ZONE FROM AN R-5 ZONE - 4/13/1955
- 6/14/1974 - CASE NO. R-74-44 - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT AS COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.28.3 WAS REQUESTED.
- THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974.
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS LOCATED IN ZONES 'C' (UNSHADED) AS SHOWN ON FEMA RATE MAP 2504100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 16, 2005.
- FLOOR AREA RATIO (FAR)
- EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 90,319 S.F. = 0.17 FAR
- PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,189 S.F. / GROSS SITE AREA - 90,319 S.F. = 0.06 FAR
- BOUNDARY SHOWN PLOTTED FROM OWN BOUNDARY SURVEY
- AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
- ADDITIONAL SITE AREA REQUIRED - 4 X 2,814 (GAS AREA SQ. FT.) = 11,256 S.F.
- 6 X 2,728 S.F. CARRYOUT RESTAURANT = 16,368 S.F.
- ATM = 1,000 S.F.
- TOTAL SITE AREA REQUIRED = 44,700 S.F.
- TOTAL SITE AREA PROVIDED = 75,562 S.F.
- PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED
- REQUIRED - CONVENIENCE STORE USE: 2,815 S.F. @ 5 P.S./1000 S.F. = 13.08
- CARRYOUT RESTAURANT: 2,035 S.F. @ 5 P.S./1000 S.F. = 10.19
- FUEL SERVICE USE: 140,000 EMPLOYEES PER SHIFT = 6
- ATM = 1
- AIR VACUUM STATION = 32 P.S. (INCLUDES 3 HC REQ.)
- TOTAL PARKING SPACES PROVIDED = 56
- ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(d) OF THE B.C.Z.R.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 490 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
- OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
- PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 5.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED.
- THIS SITE IS THE SUBJECT OF ZONING SPECIAL EXCEPTION CASE NO. 2017-358-X.
- THE SPECIAL EXCEPTION WAS GRANTED ON 10/31/2017 TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE. THE RELIEF GRANTED IS SUBJECT TO 6 ITEMS INCLUDING ITEM NO. 2. THAT THE PETITIONER MUST SUBMIT FOR APPROVAL BY BALTIMORE COUNTY A LANDSCAPE PLAN AND LIGHTING PLAN FOR THE SITE.

ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14

TAX MAP: 81 PARCEL: 57

DEED REF: 5457 / 0769

BALTIMORE COUNTY, MARYLAND

ENGINEERS & PLANNERS & SURVEYORS & TRANSPORTATION
WATERS EASE COORDINATOR CAMPUS
4882 MILLENNIUM DRIVE, SUITE 100
BALTIMORE, MD 21211
Tel: (410) 297-2340 Fax: (410) 297-2346

DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-888-0200

DRAWN BY: BCP CHECKED BY: BCP DATE: 1/16/2019 SCALE: 1" = 20' PWS: 11748

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

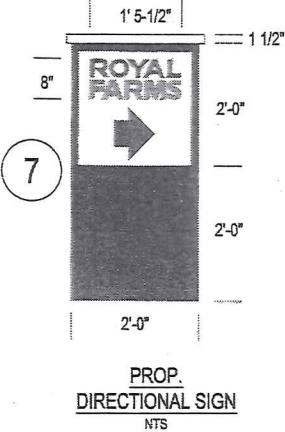
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting canopy	B.L.R., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.R., M.L., M.H., excluding	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.5.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(c) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

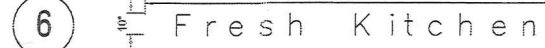
2. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 50% of the total sign area.
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SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

* 'ROYAL FARMS' TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2'0" X 2'0" = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1'5-1/2" X 8" = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



CABINET: 5/8" ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON.
COLOR: RED/WHITE/BLACK
NOTES: ONLY 'Y' AND 'V' ARE UPPERCASE. ALL OTHER LETTERS LOWERCASE.
TOTAL SIGN SQUARE FOOTAGE: 37.05

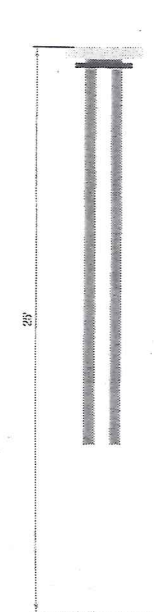


FONT: CORPUSCULE GOTHIC BOLD
COLOR: RED/WHITE/BLACK
NOTES: ONLY 'Y' AND 'V' ARE UPPERCASE. ALL OTHER LETTERS LOWERCASE.
TOTAL SIGN SQUARE FOOTAGE: 13.75

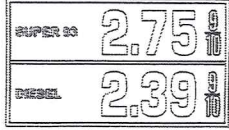
PROP. WALL MOUNTED ENTERPRISE SIGNS
NTS



Front Elevation



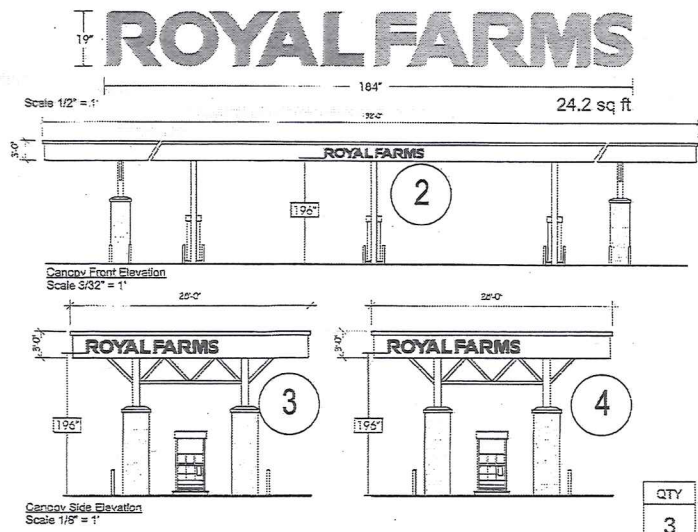
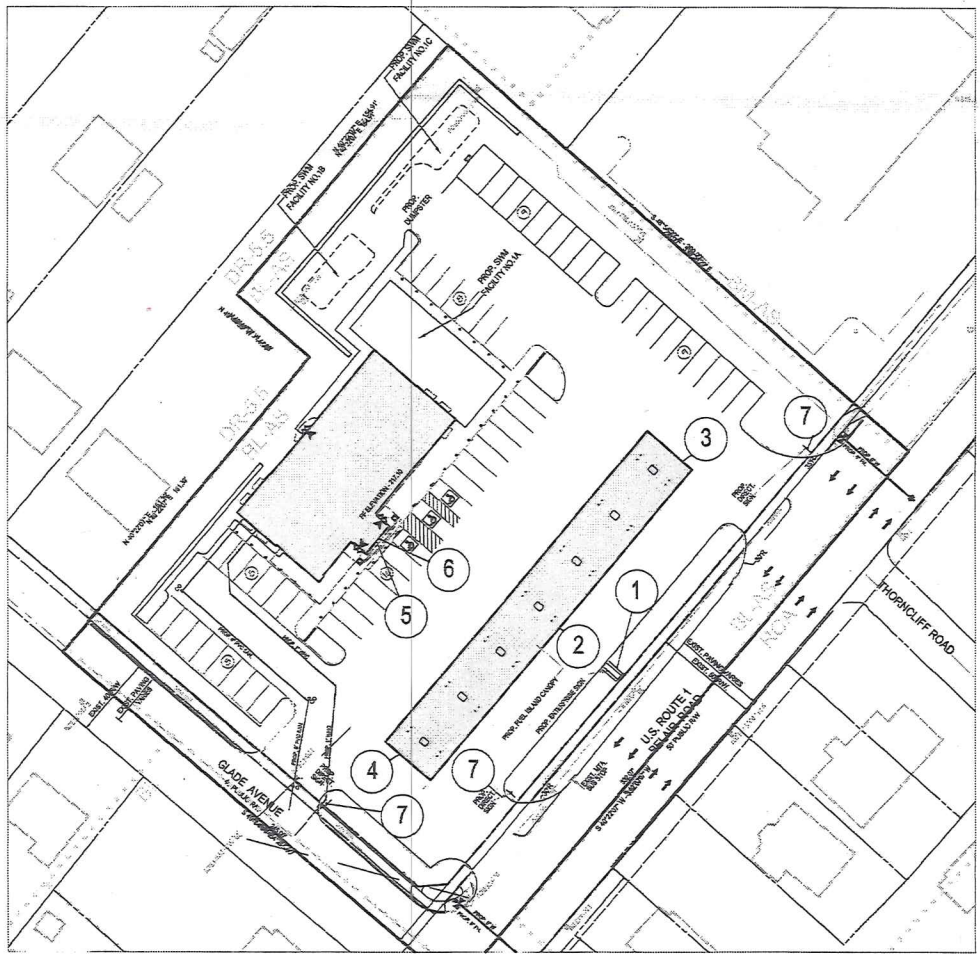
60 x 120 = 7,200 / 144 = 50 sq. ft.



68 x 120 = 8,160 / 144 = 56.6 sq. ft.
56.6 x 2 = 113.2 sq. ft.

Total Sq. Ft. = 163.2

PROP. FREESTANDING ENTERPRISE SIGN
NTS



PROP. CANOPY SIGNS
NTS

Dec # 112817 C
BALTIMORE COUNTY DEPT. OF PLAN
Project No. 12-0501
BALTIMORE COUNTY CODE
Section 22-4-106B
Certification (as required by law) Approval
Date: 1/16/2016
This plan approval shall expire four (4) years from this approval date.

	LIMITED EXEMPTION #13001LN FAI #14-0501	LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	TRACKING #LUM-2016-00001
	COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81, GRID: 10, PARCEL: 57	DEED REF: 5457 / 0780 BALTIMORE COUNTY, MARYLAND
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS + PLANNERS + SURVEYORS + TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4000 MILLENBURY DRIVE, SUITE 100 BALTIMORE, MD 21207 P: (410) 237-2340 F: (410) 237-2346 H: www.gwsinc.com	DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3511 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-889-0203	
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 1/16/2016	SCALE: AS SHOWN PWF 11748

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

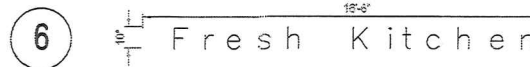
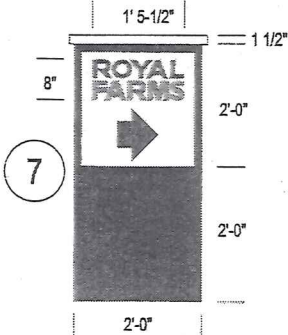
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted projecting canopy	B.L., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 5 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building. See 450.3.5.g
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.L., M.H., excluding	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(c) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

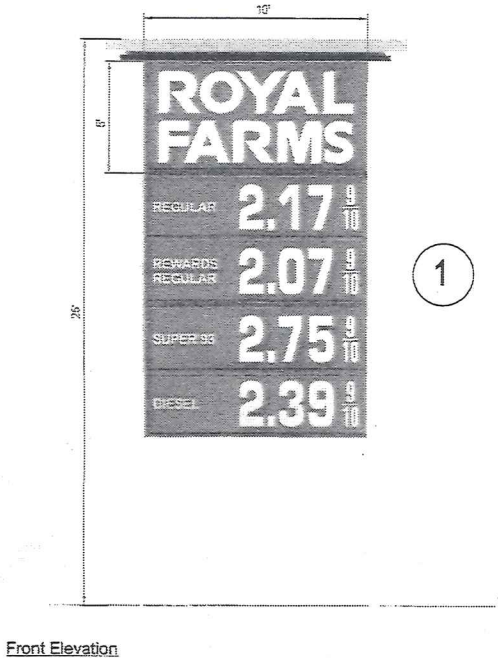
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
3. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(d) Wall-mounted, freestanding	Accessory, in all zones	Use	6 square feet	Not regulated	6 feet in non-residential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 30% of the total sign area

SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

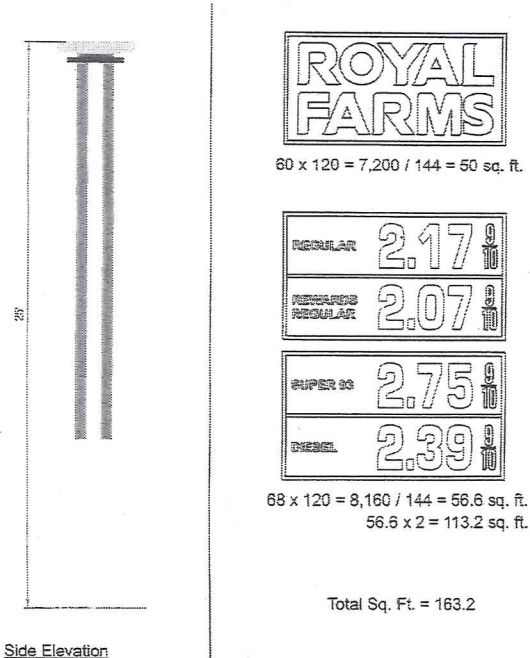
* "ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2'0" X 1'5-1/2" = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1'5-1/2" X 8" = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



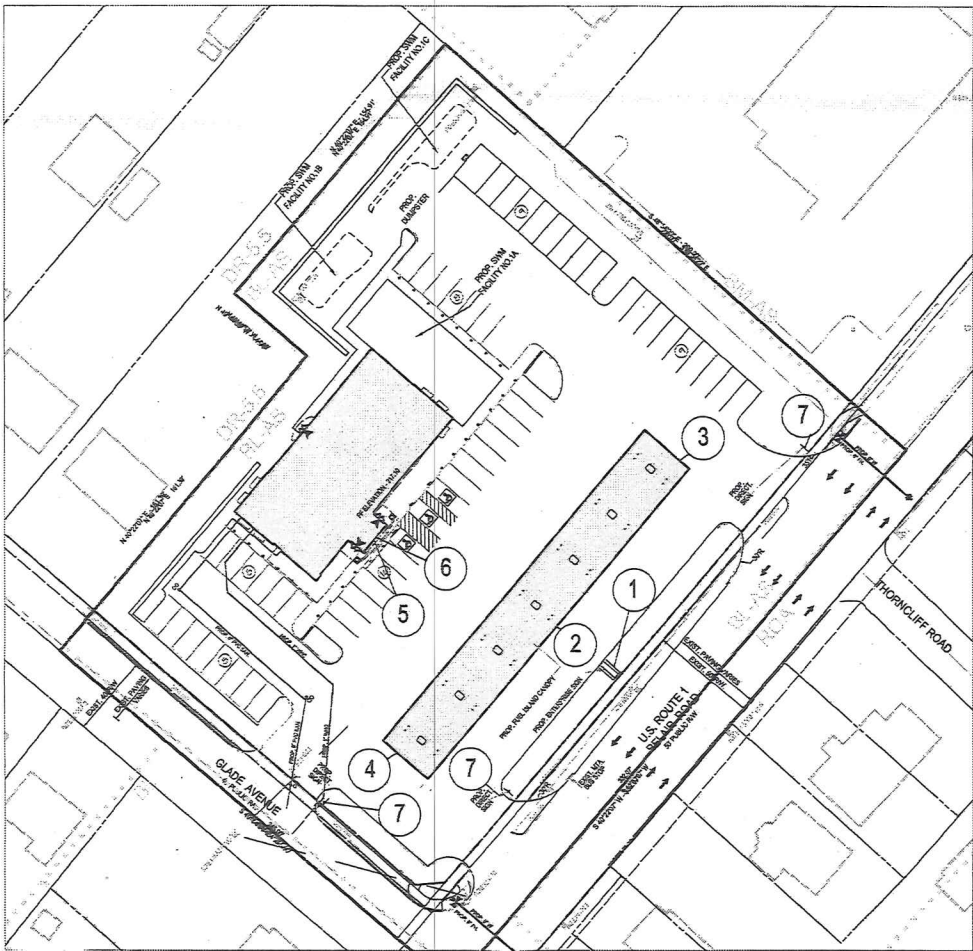
PROP. WALL MOUNTED ENTERPRISE SIGNS NTS



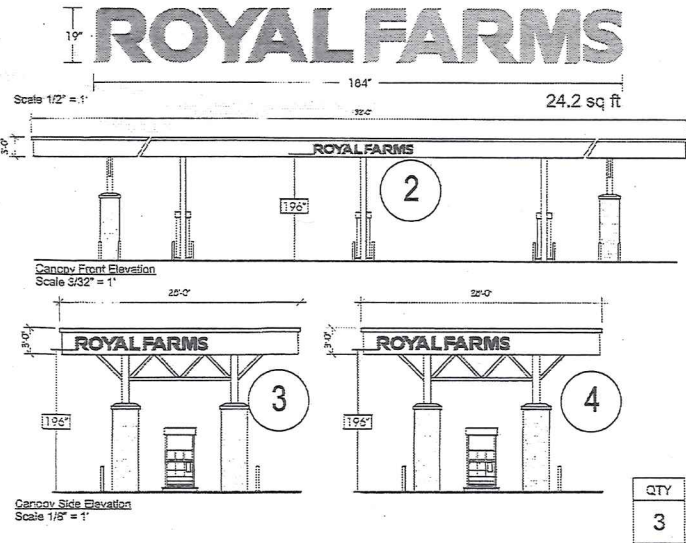
PROP. FREESTANDING ENTERPRISE SIGN NTS



Total Sq. Ft. = 163.2



PLAN SIGN LOCATIONS SCALE: 1" = 40'



PROP. CANOPY SIGNS NTS

DAC # 114817 C
BALTIMORE COUNTY DEPT. OF PAI
Project No. 12-0501
BALTIMORE COUNTY CODE
Section 22-4-103b
Certification Development Plan Approval
Date: 7/24/14
This plan approval shall expire for (4) years from this approval date.

SHEET 3 OF 3	LIMITED EXEMPTION #1301LN PAI #14-0501	LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	DRC #112817C TRACKING #LIM-2018-00001
COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81, GRID: 10, PARCEL: 57	DEED REF: 5467 / 0780	BALTIMORE COUNTY, MARYLAND
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS & PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4800 HILLOM DRIVE, SUITE 100 BELTOWN, MD 21111 PH: (410) 257-2340 FAX: (410) 257-2345 http://www.gwstephens.com	DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3011 ROLAND AVE BALTIMORE, MD 21211-3408 PHONE: 410-689-0209	DRAWN BY: BCP	CHECKED BY: BCP
DATE: 1/16/2016	SCALE: AS SHOWN	PN#	11748

- LEGEND**
- EXISTING STORMDRAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY MAIN
 - EXISTING BUILDING
 - SOILS LINE
 - EXISTING CONTOUR INT.
 - EXISTING CONTOUR INDEX
 - SITE BOUNDARY
 - LOT LINE
 - EXISTING SIDEWALK
 - ADJOINER BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CURS
 - EXISTING ELECTRIC (APPROX.)
 - EXISTING GAS (APPROX.)
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED CURS
 - BUILDING RESTRICTION LINE
 - PROP. WATER SERVICE
 - PROP. DRAIN
 - EXISTING ZONING LINE

LANDSCAPING CALCULATIONS

REQUIRED PLANTING UNITS

COND. A: ADJACENT ROADS @ 1 P.U. / 40 L.F.
531.48 L.F. / 40 = 13.3 P.U.

COND. A: INTERIOR ROADS @ 1 P.U. / 20 L.F.
550 L.F. / 20 = 27.5 P.U.

COND. B: PARKING LOTS @ 1 P.U. / 12 PARKING SPACES
56 SPACES / 12 = 4.7 P.U.

COND. E: NONRESIDENTIAL BUILDINGS
1 P.U. / 15' ADJACENT TO RESIDENTIAL
100 L.F. / 15 = 6.67 P.U.
1 P.U. / 20' ADJACENT TO PUBLIC R/W
170 L.F. / 20 = 8.5 P.U.

COND. K: LANDSCAPE TRANSITION AREA @ 1 P.U. / 10 L.F.
CLASS B 10' WIDE SCREEN 874 L.F. / 10 = 87.4 P.U.
CLASS C 8' WIDE SCREEN 250 L.F. / 10 = 25 P.U.
CLASS D 15' WIDE SCREEN 347 L.F. / 10 = 34.7 P.U.

COND. H: DUMPSTER CLASS A SCREEN @ 1 P.U. / 15 L.F.
48 L.F. / 15 = 3.2 P.U.

COND. I: STORM WATER MANAGEMENT FACILITIES
CLASS A PERIMETER SCREEN @ 1 P.U. / 15 L.F.
365 L.F. / 15 = 24.3 P.U.

COND. G: LOADING AREA CLASS A SCREEN @ 1 P.U. / 15 L.F.
67 L.F. / 15 = 4.5 P.U.

7% LANDSCAPED AREAS
28,333 S.F. = 1,984 S.F.

TOTAL PLANTING UNITS REQUIRED = 165.7 P.U.

PLANTING UNITS PROVIDED	EXISTING	NEW	P.U.
MAJOR DECIDUOUS @ 1:1	20	= 20 P.U.	
MINOR DECIDUOUS @ 2:1	26	= 13 P.U.	
EVERGREEN @ 2:1	45	= 22.5 P.U.	
SHRUB @ 5:1	540	= 108 P.U.	
GROUND COVER @ 500 S.F.:1	1,144	= 23 P.U.	

LANDSCAPED AREA = 2,451 S.F.

TOTAL PLANTING UNITS PROVIDED = 165.8 P.U.

LANDSCAPE KEY

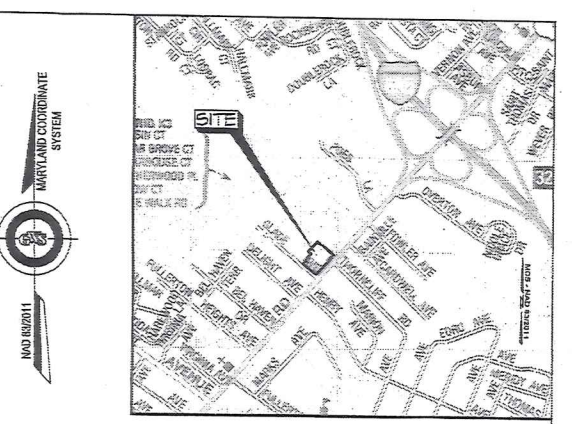
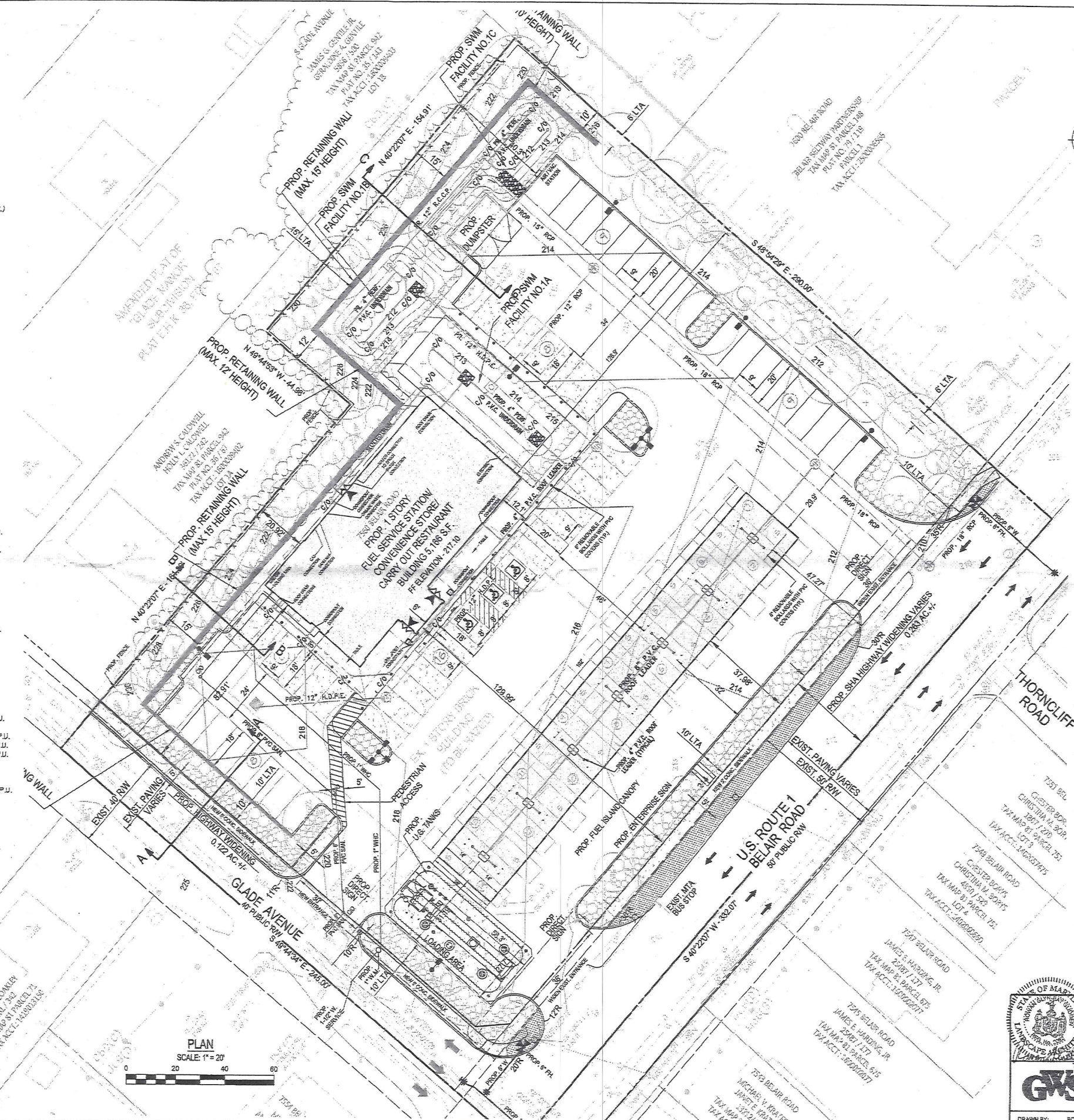
- PROPOSED MAJOR DECIDUOUS TREE
- PROPOSED MINOR DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- PROPOSED GROUND COVER
- EXISTING LIGHTING
- PROPOSED LIGHTING

Schematic Landscape Plan
Certification Form

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Russell H. Allen 7/23/19 *James E. Hadden, Jr.*
Applicant Signature Date Architect Signature Print Name

Mailing Address (if not already on plan)



- LOCATION MAP**
SCALE: 1" = 500'
- SITE NOTES:**
- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
 - DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3611 ROLAND AVE, BALTIMORE, MD 21211-2408
 - PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4802 MILLENBURY DRIVE, SUITE 100, BELCAMP, MARYLAND 21037
 - GROSS SITE AREA: 2.03 AC. ± (0.33 AC. ± RW IN BELAIR RD. & GLADE AVE.)
 - NET SITE AREA: 1.70 AC. ±
 - EXISTING ZONING: B-1 (2.03 AC. ±), B-1A (0.0005 AC. ±), DR-5.5 (0.0025 AC. ±)
 - ZONING MAP: 2018
 - GIS TITLE: 2018
 - ELECTION DISTRICT: 14
 - COUNCILMANIC DISTRICT: 8
 - TAX MAP NUMBER: 81 PARCEL: 57
 - TAX ACCOUNT NUMBER: 1400022510
 - DEED REFERENCE: 38759 185
 - EXISTING USE: COMMERCIAL - BINGO ESTABLISHMENT
 - PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
 - CENSUS TRACT: 48020
 - WATERSHED: BACK RIVER
 - AGE OF EXISTING BUILDING = 61 YEARS ±
 - BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT TENT OF 302R SEC. 231.1
 - PROPOSED: 32.5' ±
 - ADJ. MAP NO. 4700, GRID G-2
 - THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2018 BASIC SERVICES MAP.
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 - ZONING HISTORY: 7/28/1954 - CASE NO. R-1554-1120 - ZONING RECLASSIFICATION REQUEST #3129 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 8/24/1954. 3/14/1955 - CASE NO. R-1555-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1955. THE SITE WAS RECLASSIFIED TO A B-1 ZONE FROM AN 'R' ZONE - 4/13/1955. CASE NO. R-1554-1120 - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING SPACE PER SECTION 409.28.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974.
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2018 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2018 BASIC SERVICES MAP.
 - THE SITE IS LOCATED IN ZONING 'E' (UNSHADED) AS SHOWN ON FPMR MAP 2400100410 WITH AND EFFECTIVE DATE OF SEPTEMBER 26, 2008.
 - FLOOR AREA RATIO (FAR)
 - EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 2.0319 S.F. = 0.17 FAR
 - PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,169 S.F. / GROSS SITE AREA - 0.3319 S.F. = 0.06 FAR
 - BOUNDARY SHOWN PLOTTED FROM GWS BOUNDARY SURVEY
 - AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F. ADDITIONAL SITE AREA REQUIRED - 4 X 2,518 (SALES AREA SQ. FT.) = 10,072 S.F. - ATM = 1,000 S.F. TOTAL SITE AREA REQUIRED = 44,700 S.F. TOTAL SITE AREA PROVIDED = 15,005 S.F.
 - PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED REQUIRED - CONVENIENCE STORE USE: 2,619 S.F. @ 5 P.S./1000 S.F. = 13.09 CARRYOUT RESTAURANT: 2,635 S.F. @ 5 P.S./1000 S.F. = 10.18 FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 8 ATM = 1 AIR VACUUM STATION TOTAL PARKING SPACES REQUIRED = 32 P.S. (INCLUDES 3 HC REQ.) TOTAL PARKING SPACES PROVIDED = 50
 - ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(G) OF THE S.C.Z.R.
 - ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE S.C.Z.R. AND ALL ZONING POLICIES.
 - OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
 - PARKING SPACES TO MEET S.C.Z.R. SECTION 409 STANDARDS OF 8.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.
 - THIS SITE IS THE SUBJECT OF ZONING SPECIAL EXCEPTION CASE NO. 2017-356-X. THE SPECIAL EXCEPTION WAS GRANTED ON 10/31/2017 TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE. THE RELIEF GRANTED IS SUBJECT TO 6 ITEMS INCLUDING ITEM NO. 2 - THAT THE PETITIONER MUST SUBMIT FOR APPROVAL BY BALTIMORE COUNTY A LANDSCAPE PLAN AND LIGHTING PLAN FOR THE SITE.

SEAL OF BALTIMORE COUNTY, MARYLAND

LIMITED EXEMPTION #19351LN
PAI #14-0501

LIMITED EXEMPTION SCHEMATIC LANDSCAPE PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 8
ELECTION DISTRICT NO. 14

TAX MAP: 81 PARCEL: 57

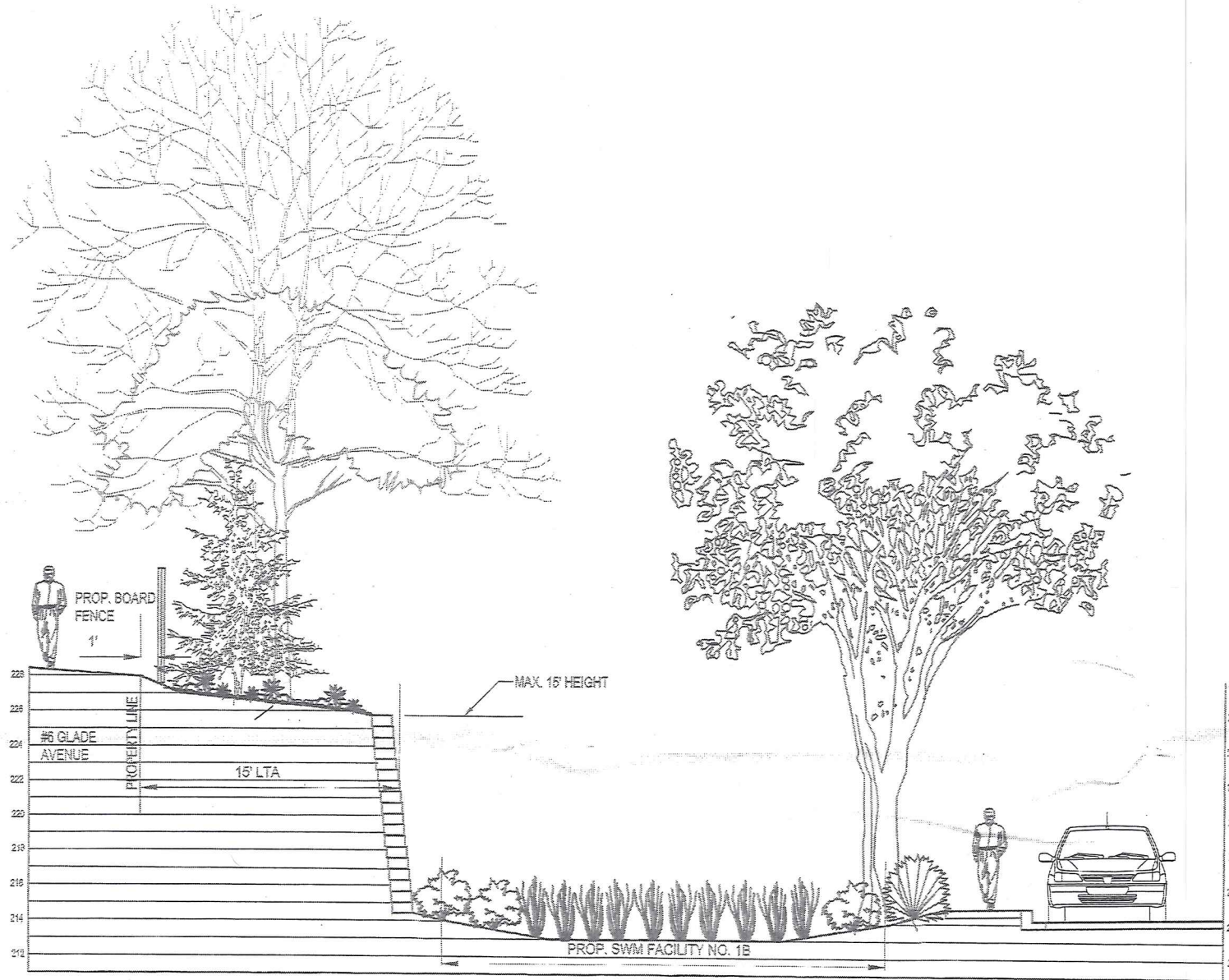
DEED REF: 5457 19780

BALTIMORE COUNTY, MARYLAND

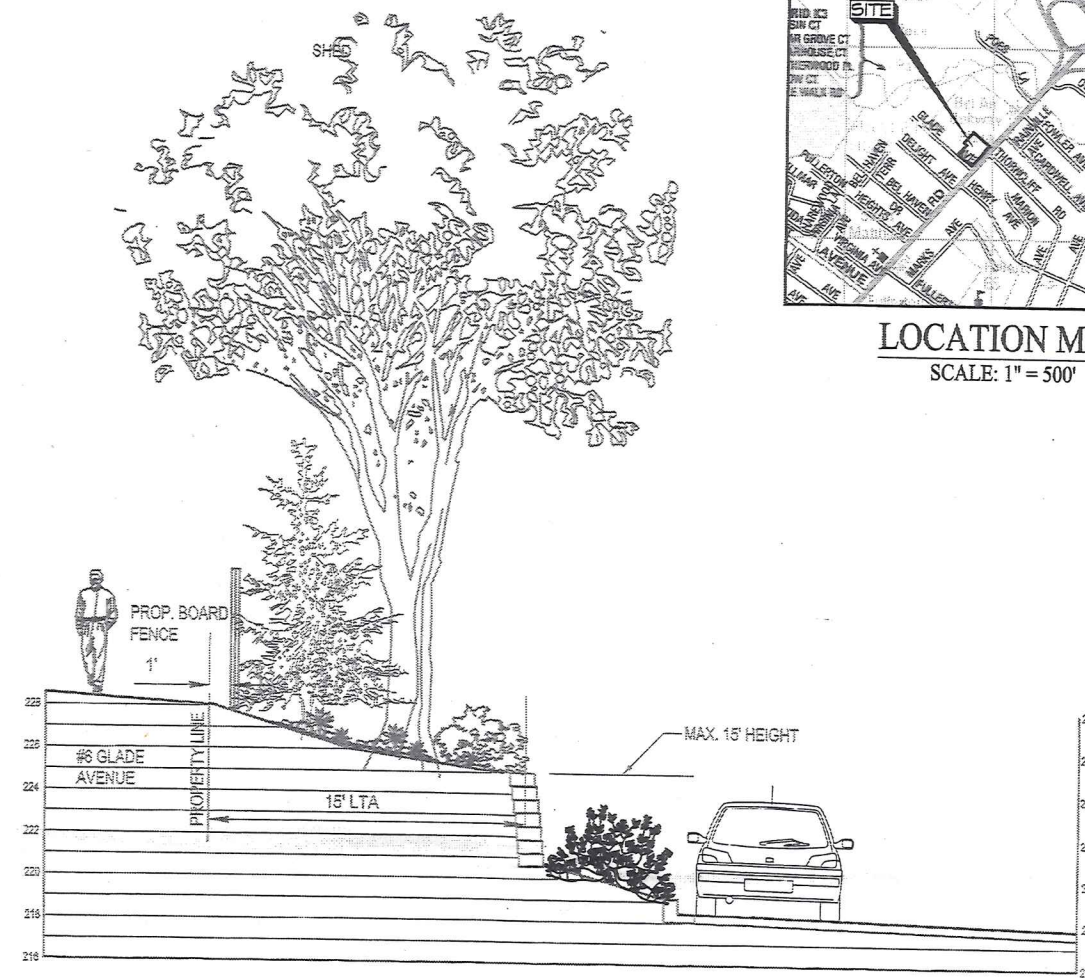
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
4802 MILLENBURY DRIVE, SUITE 100
BELCAMP, MD 21037
PH: (410) 287-2240 FAX: (410) 287-2245

DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-889-0200

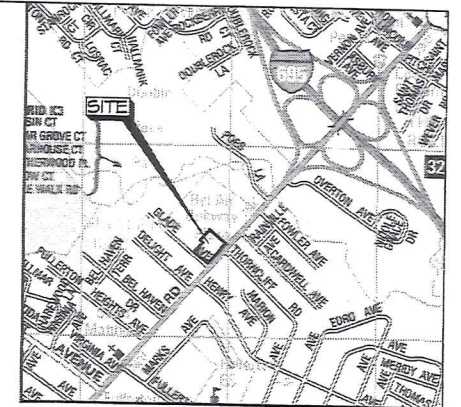
DRAWN BY: BCP CHECKED BY: BCP DATE: 1/16/2019 SCALE: 1" = 20' PWA: 11748



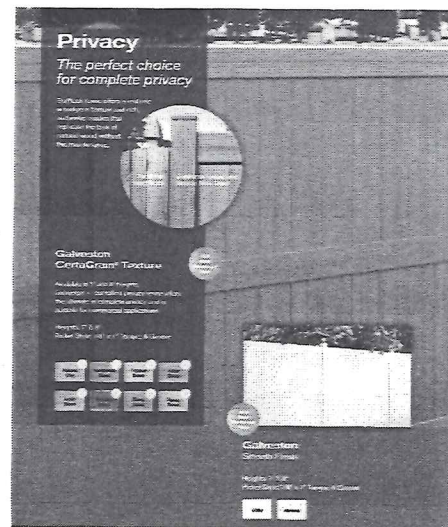
SECTION C-C
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



SECTION B-B
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



LOCATION MAP
SCALE: 1" = 500'



Proposed Fencing
Vinyl with simulated wood grain
NTS



SECTION A-A
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'

Dec # 112817C
BALTIMORE COUNTY DEPT. OF PAI
Project No. 14-0001
BALTIMORE COUNTY CODE
Section 32-1-1059
Certification Development Plan Approval
10/22/2018
This plan approval shall expire four (4) years
from this approval date.



STATE OF MARYLAND
BALTIMORE COUNTY DEPT. OF PAI
LIMITED EXEMPTION #19001LN
PAI #14-0001
COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14
TAX MAP: 81 PARCEL: 57
DEED REF.: 5467 / 0780
BALTIMORE COUNTY, MARYLAND
DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2405
PHONE: 410-869-0200

DRAWN BY: BCP CHECKED BY: BCP DATE: 1/16/2018 SCALE: AS SHOWN P/N: 11748

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

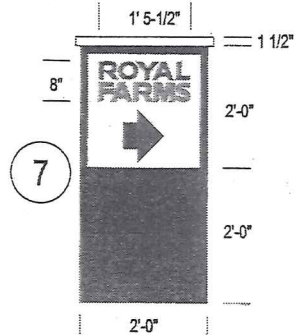
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning a sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy	B.L.R., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.L., M.H., excluding	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.5.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(a) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy. freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
2. DIRECTIONAL, meaning a sign intended primarily for traffic control or to provide directions to an entry, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in non-residential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 50% of the total sign area.

SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

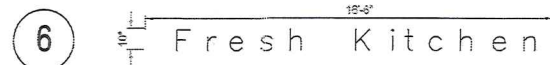
* "ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' X 2.0' = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1'5-1/2" X 8" = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



PROP.
DIRECTIONAL SIGN
NTS



CABINET: 0.45 ALUMINUM WITH ACRYLIC LETTERS, ILLUMINATED WITH NEON.
INSTALLATION: WALL MOUNT, CONCRETE SCREWS AS SHOWN IN LC.
TOTAL SIGN SQUARE FOOTAGE: 37.88



FONT: CORPUSCULE GOTHIC BOLD
COLOR: ROYAL/PORT COPPER BOLD
NOTE: ONLY 'Y' AND 'W' ARE UPPERCASE. ALL OTHER LETTERS LOWERCASE
TOTAL SIGN SQUARE FOOTAGE: 13.75

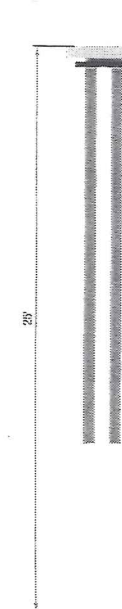
PROP.
WALL MOUNTED
ENTERPRISE SIGNS
NTS

Front Elevation

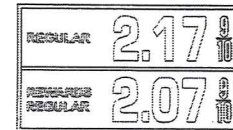


PROP. FREESTANDING
ENTERPRISE SIGN
NTS

Side Elevation

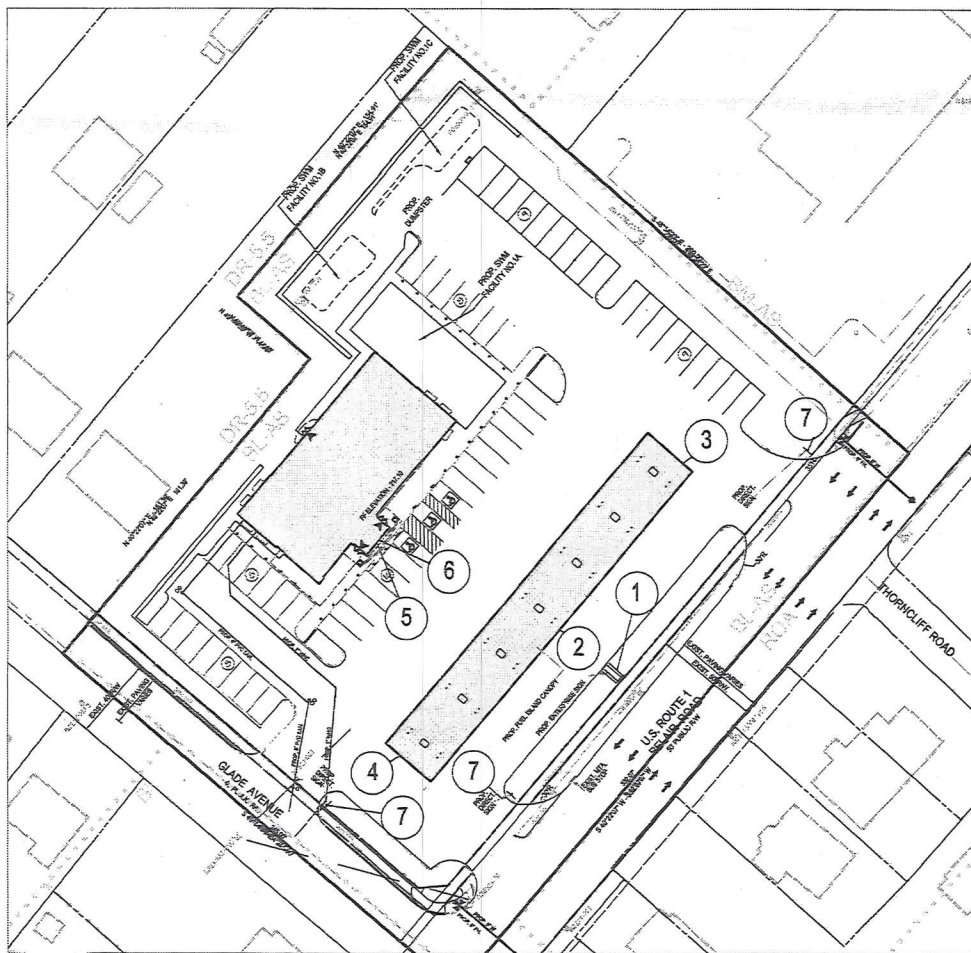


60 x 120 = 7,200 / 144 = 50 sq. ft.

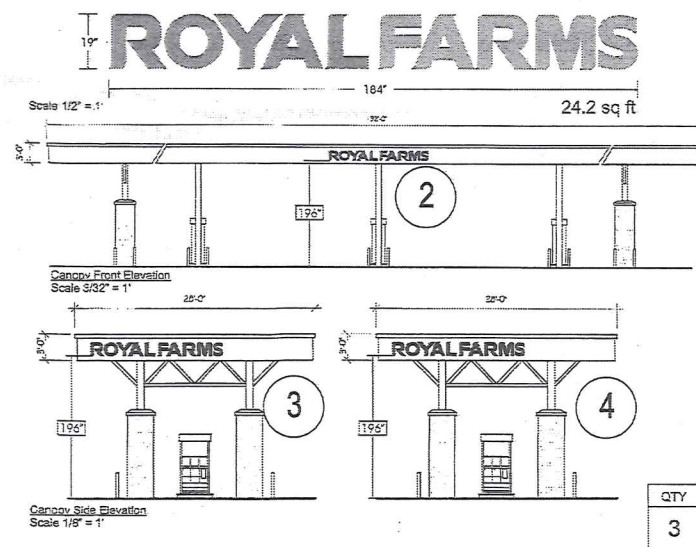


68 x 120 = 8,160 / 144 = 56.6 sq. ft.
56.6 x 2 = 113.2 sq. ft.

Total Sq. Ft. = 163.2



PLAN
SIGN LOCATIONS
SCALE: 1" = 40'



PROP.
CANOPY SIGNS
NTS

DAC # 114217 C
BALTIMORE COUNTY DEPT. OF PAI
Project No. 22-0807
BALTIMORE COUNTY CODE
Section 32-4-1.06B
Certification/Deployment Plan Approval
7/26/16
This plan approval shall expire four (4) years from this approval date.

	LIMITED EXEMPTION #13091LN PAI #14-5501	LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	DRG #112817C TRACKING #LUM-2016-00001
	COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81, GRID: 10, PARCEL: 57	DEED REF: 5457 / 0780 BALTIMORE COUNTY, MARYLAND
	GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS + PLANNERS + SURVEYORS + TRANSPORTATION WATERS IDEE CORPORATE CAMPUS 4605 MILLENNIUM DRIVE, SUITE 100 BALTIMORE, MD 21217 Tel: (410) 287-5240 Fax: (410) 287-5245	DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-889-0200	
	DRAWN BY: BCP	CHECKED BY: BCP	DATE: 1/16/2016

	EXISTING STORMDRAIN
	EXISTING WATER MAIN
	EXISTING SANITARY MAIN
	EXISTING BUILDING
	SOILS LINE
	EXISTING CONTOUR INT.
	EXISTING CONTOUR INDEX
	SITE BOUNDARY
	LOT LINE
	EXISTING SIDEWALK
	ADJOINER BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB
	EXISTING ELECTRIC (APPROX.)
	EXISTING GAS (APPROX.)
	PROPOSED BUILDING
	PROPOSED CONTOUR
	PROPOSED CURB
	BUILDING RESTRICTION LINE
	PROP. WATER SERVICE
	PROP. DRAIN
	EXISTING ZONING LINE

COND. A: ADJACENT ROADS @ 1 P.U. / 40 L.F.
351.48 L.F. / 40 = 19.3 P.U.

COND. A: INTERIOR ROADS @ 1 P.U. / 20 L.F.
550 L.F. / 20 = 17.5 P.U.

COND. B: PARKING LOTS @ 1 P.U. / 12 PARKING SPACES
56 SPACES / 12 = 4.7 P.U.

COND. E: NONRESIDENTIAL BUILDINGS
1 P.U. / 15' ADJACENT TO RESIDENTIAL
100 L.F. / 15 = 6.67 P.U.
1 P.U. / 20' ADJACENT TO PUBLIC R/W
170 L.F. / 20 = 8.5 P.U.

COND. K: LANDSCAPE TRANSITION AREA @ 1 P.U. / 10 L.F.
CLASS B: 10" WIDE SCREEN 374 L.F. / 15 = 25.3 P.U.
CLASS C: 6" WIDE SCREEN 250 L.F. / 10 = 25 P.U.
CLASS C: 15" WIDE SCREEN 347 L.F. / 10 = 34.7 P.U.

COND. H: DUMPSTER CLASS A SCREEN @ 1 P.U. / 15 L.F.
48 L.F. / 15 = 3.2 P.U.

COND. I: STORM WATER MANAGEMENT FACILITIES
CLASS A PERIMETER SCREEN @ 1 P.U. / 15 L.F.
365 L.F. / 15 = 24.3 P.U.

COND. G: LOADING AREA CLASS A SCREEN @ 1 P.U. / 15 L.F.
67 L.F. / 15 = 4.5 P.U.

TOTAL LANDSCAPED AREAS
28,335 S.F. = 1,984 S.F.

PLANTING UNITS PROVIDED	EXISTING	NEW	TOTAL
MAJOR DECIDUOUS @ 1:1	20	= 20 P.U.	
MINOR DECIDUOUS @ 2:1	26	= 13 P.U.	
EVERGREEN @ 2:1	45	= 22.5 P.U.	
SHRUB @ 5:1	540	= 108 P.U.	
GROUND COVER @ 500 S.F.:1	1,144	= 2.3 P.U.	
LANDSCAPED AREA = 2,431 S.F.			
TOTAL PLANTING UNITS PROVIDED = 165.8 P.U.			

PLAN
SCALE: 1" = 20'



SCALE: 1" = 500'

1. PROJECT NAME: ROYAL FARMS STORE #627 - 7600 BELAIR ROAD
DEVELOPER / PROPERTY OWNER:
7600 BELAIR ROAD LLC
3811 ROLAND AVE.
BALTIMORE, MD 21211-2408

2. PLAN PREPARED BY:
G.W. STEPHENS, JR. & ASSOCIATES
4889 MILLENIUM DRIVE, SUITE 100
BEECHMONT, MARYLAND 21037
(410) 297-2340

3. GROSS SITE ACREAGE: 2.00 AC.+/- (0.33 AC.+/- R/W IN BELAIR RD. & GLADE AVE.)
NET SITE ACREAGE: 1.74 AC.+/-

4. EXISTING ZONING: BL-AS-1-1.737 AC.+/-, BM-AS: 0.0005 AC.+/-, DR-S-5: 0.0005 AC.+/-

5. ZONING MAP: 20182

6. GIS TILE: 98182

7. ELECTION DISTRICT: 14

8. COUNCIL MANDAT DISTRICT: 8

9. TAX MAP NUMBER: 81 PARCEL: 57

10. TAX ACCOUNT NUMBER: 140202939

11. DEED REFERENCE: 39789 185

12. EXISTING USE: COMMERCIAL - BRINDG ESTABLISHMENT

13. PROPOSED USE: COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT.

14. CENSUS TRACT: -14020

15. WATERSHED: BACK RIVER

16. AGE OF EXISTING BUILDING: = 61 YEARS ±

17. BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT TENT OF BCZR SEC. 231.1.
PROPOSED: -32.8' ±

18. ADC MAP NO. 0702, GRID G-2

19. THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.

20. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.

21. ZONING HISTORY: 7/28/1954 - CASE NO. P-1954-3120 - ZONING RECLASSIFICATION REQUEST # 3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE.
ZONING RECLASSIFICATION REQUEST WAS DENIED - # 24 1564
3/14/1956 - CASE NO. R-1956-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'R' RESIDENTIAL ZONE.
THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1956. THE SITE WAS RECLASSIFIED TO A BL ZONE.
ON AN R-4 ZONE - 4/13/1956
6/14/1974 - CASE NO. 154-A-4 - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT THE A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.29.3 WAS REQUESTED.
THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974.

22. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA IN THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.

23. THE SITE IS NOT LOCATED WITHIN A SEVERE DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.

24. THE SITE IS LOCATED IN ZONING'S "C" (UNSHADED) AS SHOWN ON FEMA RATE MAP 2405100A10F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2006.

25. FLOOR AREA RATIO (FAR)
- ALLOWED: 0.9
- EXISTING FAR:
GROSS AUL FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 0.3139 S.F. = 0.17 FAR
PROPOSED FAR:
GROSS AUL FLOOR AREA - 5,169 S.F. / GROSS SITE AREA - 0.3139 S.F. = 0.08 FAR

26. BOUNDARY SHOWN PLOTTED FROM GWS BOUNDARY SURVEY

27. AREA REQUIRED FOR COMBINATION USE
14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA REQUIRED = 4 X 2,625 (SIZES AREA SQ. FT.) = 10,472 S.F.
= 6 X 2,625 S.F. CARRY-OUT SERVICE = 12,225 S.F.
- ATM = 1,000 S.F.
TOTAL SITE AREA REQUIRED = 44,700 S.F.
TOTAL SITE AREA PROVIDED = 75,992 S.F.

28. PARKING SPACES
EXISTING PARKING: 170 SPACES - HOT STRIP
REQUIRED - COMBINATION STORE USE: 2,619 S.F. @ 3 S.F./1000 S.F. = 13.09
CARRY-OUT RESTAURANT: 2,065 S.F. @ 3 S.F./1000 S.F. = 10.19
FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT
= 8
ATM
= 1
ATM/CASH STATION
= 1
TOTAL PARKING SPACES REQUIRED = 32.3 P.S. (INCLUDES 3 HC REQ.)
TOTAL PARKING SPACES PROVIDED = 56

29. ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.

30. ANY FUTURE USE TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4C(1)(a) OF THE B.C.Z.R.

31. ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 430 OF THE B.C.Z.R. AND ALL ZONING POLICIES.

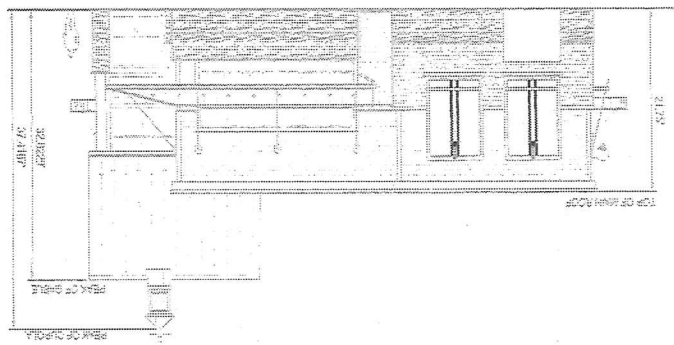
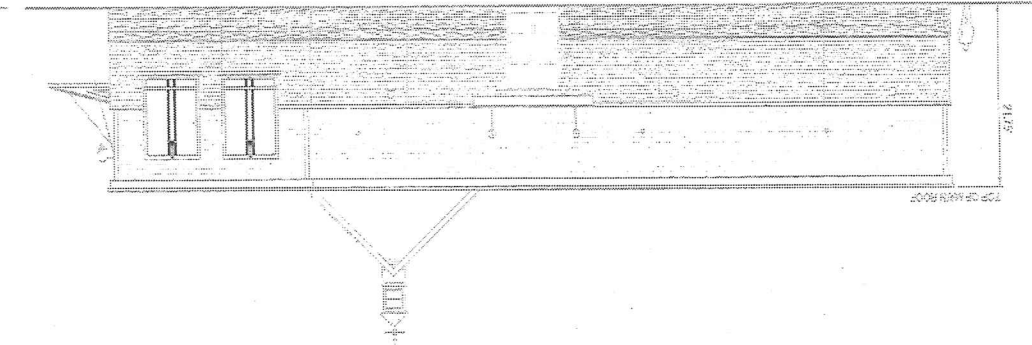
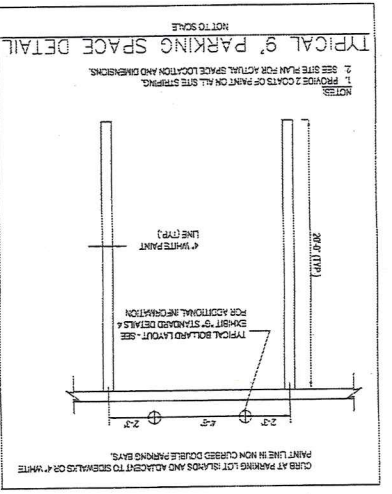
32. OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.

33. PARKING SPACES TO MEET 8.0:1 RATIO, INCLUDING ITEM NO. 2, THAT THE THE PETITIONER MUST SUBMIT FOR APPROVAL BY BALTIMORE COUNTY A LANDSCAPE PLAN AND LIGHTING PLAN FOR THE SITE.

34. THE SITE IS THE SUBJECT OF ZONING SPECIAL EXCEPTION CASE NO. 2017-0356-X.
THE SPECIAL EXCEPTION WAS GRANTED ON 10/31/2017 TO PERMIT A FUEL SERVICE STATION ON AN INDIVIDUAL SITE.
THE RELIEF GRANTED IS SUBJECT TO ITEMS INCLUDING ITEM NO. 2, THAT THE THE PETITIONER MUST SUBMIT FOR APPROVAL BY BALTIMORE COUNTY A LANDSCAPE PLAN AND LIGHTING PLAN FOR THE SITE.

LIMITED EXEMPTION #18001/LA PAI #41-0501	LIMITED EXEMPTION SCHEMATIC LANDSCAPE PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	DRG #21231C7 TRACKING #LH-2018-0000
COUNCILMAN DISTRICT NO. 8 ELECTION DISTRICT NO. 14	TAX MAP: #1 PARCEL: 57	DEED REF.: 5760 / E760 BALTIMORE COUNTY, MARYLAND
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. ENGINEERS & PLANNERS & SURVEYORS & TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 1501 BELAIR DRIVE, SUITE 100 BELAIR, MD 21037	DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3811 ROLLAND AVE BALTIMORE, MD 21211-9408 PHONE: 410-688-0000	

DRAWN BY:	BCP	CHECKED BY:	BCP	DATE:	1/16/2018	SCALE:	1" = 20'	PIN#	11748
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SOUTH SIDE ELEVATION
SCALE 1" = 10'

REAR ELEVATION
SCALE: 1" = 10'

[illegible]



* FOR ILLUSTRATIVE PURPOSES ONLY

ROYAL FARMS

RECON Prototype Rendered Perspective
September 23, 2015

PETITIONER'S EXHIBIT

12

RATCLIFFE
ARCHITECTS

10404 Stevenson Road Stevenson, Maryland 21153
Tel: 410-261-7100 Fax: 410-261-7101 Email: info@ratcliffearchitects.com

Privacy

The perfect choice for complete privacy

Bufftech fence offers a realistic woodgrain texture and rich, authentic shades that replicate the look of natural wood without the maintenance.



Traditional wood fence

CertaGrain Texture vinyl fence in Arctic Blend

Galveston CertaGrain® Texture

Available in 7' and 8' heights, Galveston — our tallest privacy fence offers the ultimate in complete privacy and is suitable for commercial applications.

Heights: 7' & 8'
Picket Style: 7/8" x 7" Tongue & Groove



All 3 Steel Reinforced Rails



All 3 Steel Reinforced Rails

Galveston Smooth Finish

Heights: 7' & 8'
Picket Style: 7/8" x 7" Tongue & Groove



All 3 Steel Reinforced Rails

Galveston Smooth Finish with Lattice & Galveston with Victorian (not shown)

Heights: 6' 8" plus 1' 4" Accent
Picket Style: 7/8" x 7" Tongue & Groove



Galveston CertaGrain Texture in Sierra Blend



Distinctive Deco Rail Design available with smooth fence styles.



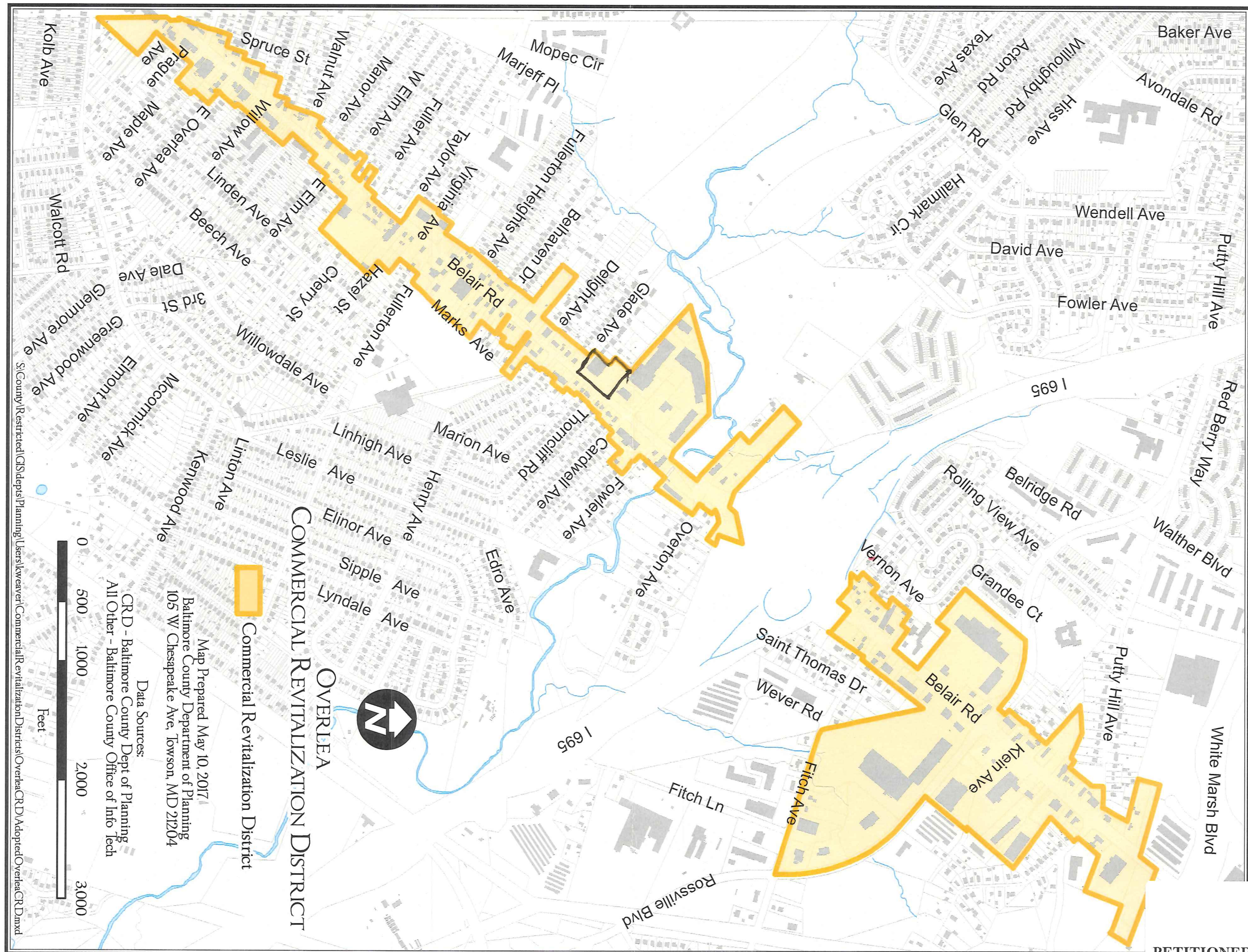
My Neighborhood Map

Created By
Baltimore County
My Neighborhood



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Printed 7/7/2017



B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

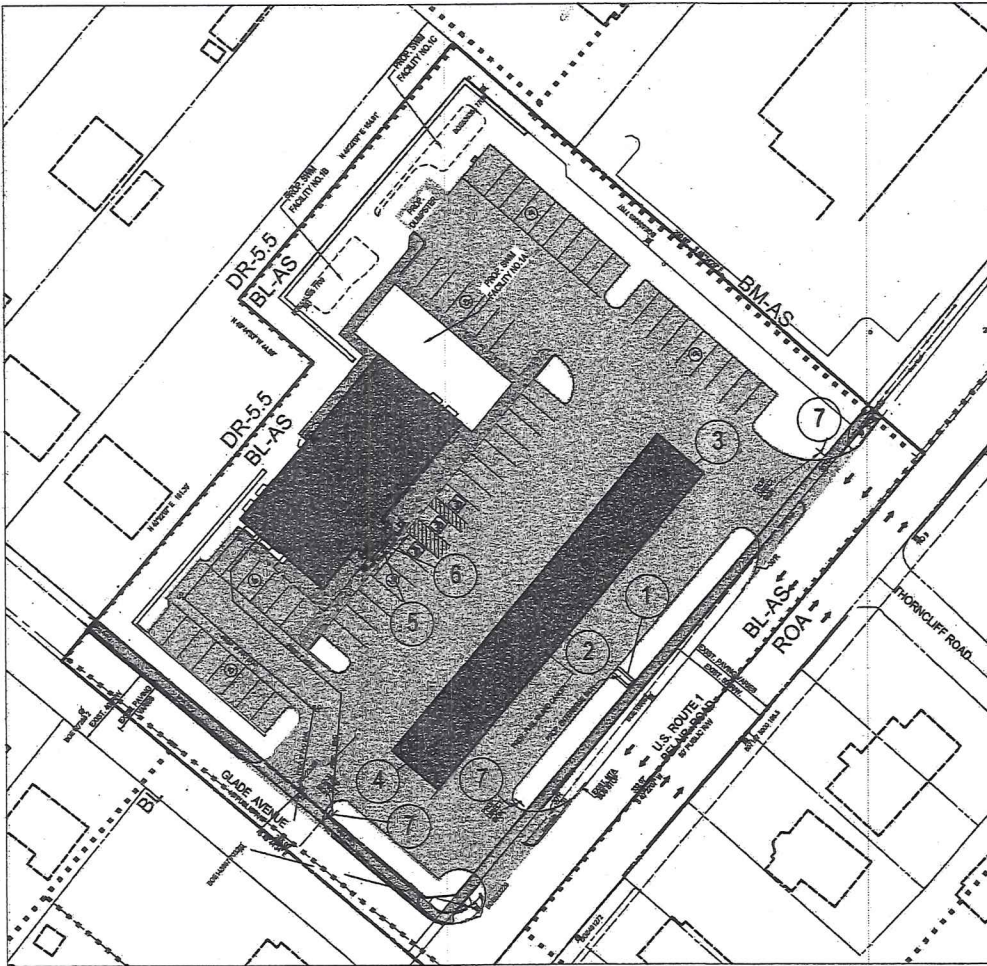
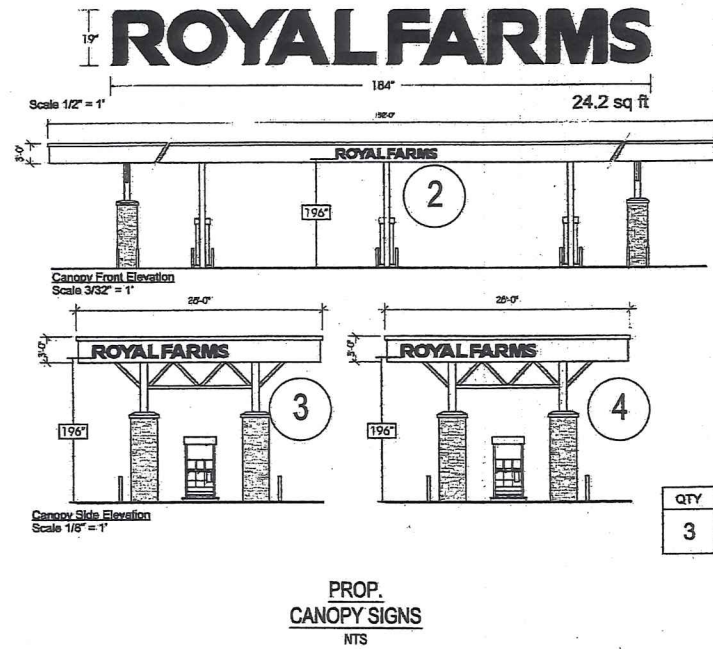
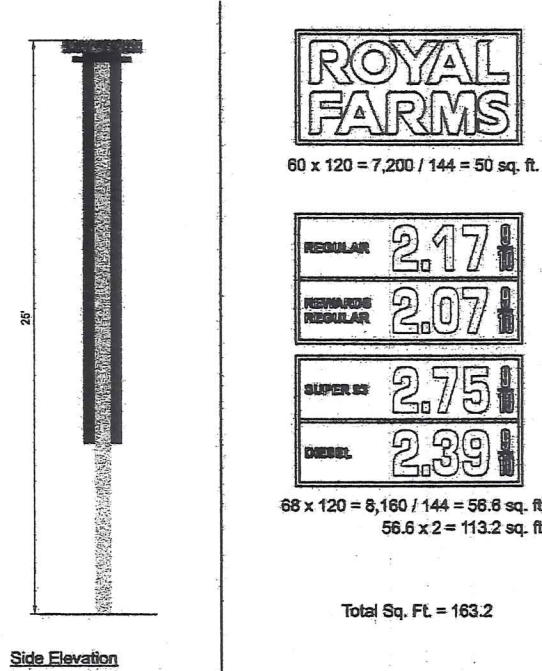
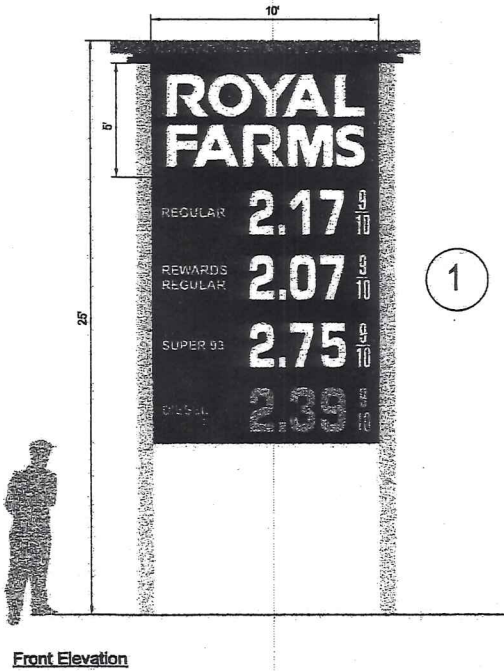
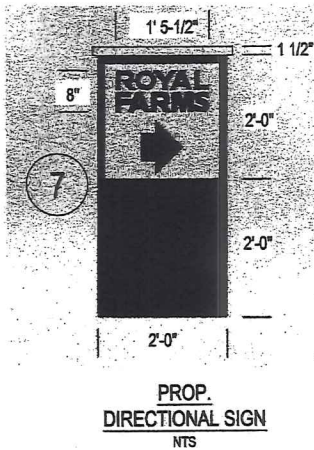
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy	B.L., B.M., B.R., C.B., M.L.R., M.R., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.R., M.L., M.H., excluding	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.3.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(e) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

3. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory; in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.3.A.1 and A.2. May include company name or logo if not more than 50% of the total sign area.
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SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

* "ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2.0' X 2.0' = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1.5-1.2' X 8' = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



SHEET 3 OF 3		LIMITED EXEMPTION #18001LN PAI #14-0501		LIMITED EXEMPTION DEVELOPMENT PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD		TRACING #LJM-2018-00001 DRG #112817C	
COUNCILMANIC DISTRICT NO. 8 ELECTION DISTRICT NO. 14		TAX MAP: 81 PARCEL: 57		DEED REF: 5487 / 0780 BALTIMORE COUNTY, MARYLAND			
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS & PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4882 MILLWATER DRIVE, SUITE 100 BEL CAMP, MD 21017 P: (410) 257-2340 F: (410) 257-2345 http://www.gwsinc.com		7560 BELAIR ROAD LLC 3811 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-880-0200					
DRAWN BY: BCP		CHECKED BY: BCP		DATE: 1/16/2018		SCALE: AS SHOWN	
PNR		11748					



REQUIRED PLANTING UNITS

ADJACENT ROADS @ 1 P.U. / 40 L.F.
531 L.F. / 40 = 13.27 P.U.

PARKING LOTS @ 1 P.U. / 12 PARKING SPACES
37 SPACES / 12 = 3.08 P.U.

LANDSCAPE TRANSITION AREA @ 1 P.U. / 10 L.F.
626 L.F. / 10 = 62.6 P.U.

DUMPSTER CLASS A SCREEN @ 1 P.U. / 15 L.F.
48 L.F. / 15 = 3.2 P.U.

LOADING AREA CLASS A SCREEN @ 1 P.U. / 15 L.F.
78 L.F. / 15 = 5.2 P.U.

7% LANDSCAPED AREAS
17,941 S.F. x 0.07 = 1,296 S.F.

TOTAL PLANTING UNITS REQUIRED = 115.75 P.U.

PLANTING UNITS PROVIDED

EXISTING	NEW	P.U.
MAJOR DECIDUOUS @ 1:1	18	18 P.U.
MINOR DECIDUOUS @ 2:1	27	13.5 P.U.
EVERGREEN @ 2:1	61	30.5 P.U.
SHRUB @ 5:1	261	62.2 P.U.
GROUND COVER @ 500 S.F.:1	824	1.65 P.U.

7% LANDSCAPED AREA = 1,296 S.F.

TOTAL PLANTING UNITS PROVIDED = 115.85 P.U.

LOCATION MAP
SCALE: 1" = 500'

- SITE NOTES:**
- PROJECT NAME: ROYAL FARMS STORE - 7560 BELAIR ROAD
 - DEVELOPER: ROYAL FARMS, 3611 ROLAND AVE, BALTIMORE, MD 21211-2408
 - PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4692 MILLENNIUM DRIVE, SUITE 100, BELCAMP, MARYLAND 21017, (410) 297-2340
 - GROSS SITE AREA: 1.94 AC. +/- (0.20 AC. +/- R/W IN BELAIR RD. & GLADE AVE.)
NET SITE AREA: 1.74 AC. +/-
 - EXISTING ZONING - BL
 - ZONING MAP: 08182
 - GIS TILE: 08182
 - ELECTION DISTRICT - 14
 - COUNCILMANIC DISTRICT - 6
 - TAX MAP NUMBER: 81 PARCEL: 57
 - TAX ACCOUNT NUMBERS: 11402022910.
 - DEED REFERENCES: 5467 / 0780.
 - EXISTING USE - COMMERCIAL
 - PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE, CARRYOUT RESTAURANT, AND ROLLOVER CAR WASH.
 - CENSUS TRACT - 440200
 - WATERSHED - BACK RIVER
 - BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BC2R SEC. 231.1.
PROPOSED - 27' +/-
 - ADC MAP NO: 37, GRID G-5
 - PLAT REFERENCE - 010 / 102
 - THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 - ZONING HISTORY - NA
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2015 BASIC SERVICES MAP.
 - FLOOR AREA RATIO (FAR)
ALLOWED - 3.0
EXISTING FAR:
GROSS ADJ. FLOOR AREA - S.F. / GROSS SITE AREA - 253,519 S.F. = FAR
PROPOSED FAR:
GROSS ADJ. FLOOR AREA - 6,549 S.F. / GROSS SITE AREA - 88,688 S.F. = 0.08 FAR
 - LIMIT OF DISTURBED AREA (LOD) = TDB
 - BOUNDARY SHOWN: PLOTTED FROM BALTIMORE COUNTY G.I.S.
 - AREA REQUIRED FOR COMBINATION USE
14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA REQUIRED - 4 X 3,000 (SALES AREA SQ. FT.) = 12,000 S.F.
- 6 X 2,166 (CARRYOUT RESTAURANT) = 12,996 S.F.
 - TOTAL SITE AREA REQUIRED = 45,996 S.F.
TOTAL SITE AREA PROVIDED = 75,969 S.F.
 - PARKING SPACES
REQUIRED - FUEL SERVICE WITH COMBINATION USE
SALES AREA & CARRYOUT RESTAURANT
5,168 @ 6 P.S./1000 S.F. = 20.83
MAXIMUM SHIFT = 5
AIR/VAC = 1
ATM = 1
ROLLOVER CAR WASH = 2
TOTAL REQUIRED = 30 P.S. (INCLUDES 2 HC REQ.)
TOTAL PROVIDED = 37

PETITIONER'S EXHIBIT 7

SCHEMATIC LANDSCAPE PLAN FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD			
COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81 PARCEL: 57	DEED REF.: 5467 / 0780 BALTIMORE COUNTY, MARYLAND	
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4692 MILLENNIUM DRIVE, SUITE 100 BELCAMP, MD 21017 Ph: (410) 297-2340 http://www.gwsdapha.com		DEVELOPER CLOVERLAND FARMS DAIRY, INC. 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-689-0200	
DRAWN BY: BCP	CHECKED BY: GWS	DATE: 4/12/2016	SCALE: 1" = 30' P/N# 2011748

Jan 24 1955

...

#3120

Date _____ By _____
President

October 27, 1975

Mr. James E. Durkin, President
Linover Improvement Association, Inc.
18 Sipple Avenue
Baltimore, Maryland 21236

RE: Beltway-Belair Mall and
Fullerton Manor Bingo Hall
W/S of Belair Road, S of the
Baltimore Beltway - 9th
Election District

Dear Mr. Durkin:

I am in receipt of your letter of September 29, 1975, in which you request information on the proposed Beltway-Belair Mall and the existing Fullerton Manor Bingo Hall property, the latter which is owned by Mr. Eugene Trief.

A clearing and grading permit, for the proposed mall, was filed with Baltimore County on September 24, 1975. However, this permit will not be issued until a more detailed site plan is submitted for review and comments by the appropriate approving agencies. Due to the absence of the aforementioned plan, I am unable, at this time, to offer any accurate information on the proposed site development.

Concerning Mr. Trief's property, there has been no additional requests for any zoning hearings nor any pending zoning violations at this time.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,


S. ERIC DI NENNA
Zoning Commissioner

SED/NBC/scw

Mr. James E. Durkin, President
Page 2
October 27, 1975

cc: Mr. James E. Dyer
Zoning Supervisor

Mr. Nicholas B. Commodari
Zoning Technician II

Case No. 75-8-X

LEGEND	
	EXISTING STORMDRAIN
	EXISTING WATER MAIN
	EXISTING SANITARY MAIN
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING CONTOUR INT.
	EXISTING CONTOUR INDEX
	SITE BOUNDARY
	LOT LINE
	EXISTING SIDEWALK
	ADJOINER BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB
	EXISTING ELECTRIC (APPROX.)
	EXISTING GAS (APPROX.)
	PROPOSED BUILDING
	PROPOSED CONTOUR
	PROPOSED CURB
	BUILDING RESTRICTION LINE
	PROP. WATER SERVICE
	PROP. DRAIN
	EXISTING ZONING LINE

NOTES: B.C.Z.R. SITE STANDARDS

SECTION 405.4 STANDARDS:
 SITE DIMENSIONS:
 MINIMUM SERVICE STATION SITE AREA = 15,000 S.F. OR 1,500 S.F. TIMES THE NUMBER OF FUEL SERVICE SPACES PLUS AREAS REQUIRED FOR USES UNDER B.C.Z.R. SECTIONS 405.4D OR 405.4E.

MINIMUM SETBACKS:
 25 FT. FROM MAIN STRUCTURE TO STREET ROW
 25 FT. FROM FUEL PUMP TO STREET ROW
 15 FT. FROM CANOPY TO STREET ROW
 10 FT. FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
 6 FT. FROM PERIMETER OF PAVED AREA TO SIDE AND REAR PROPERTY LINES OF NON-RESIDENTIAL AREAS
 15 FT. FROM PERIMETER OF PAVED AREA TO PROPERTY LINE IF PROPERTY LINE IS WITHIN 50 FT. OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN IN A PUBLIC ROW.

ANCILLARY USES: THE USES LISTED BELOW, ONLY, ARE PERMITTED BY RIGHT IN CONJUNCTION WITH ANY FUEL SERVICE STATION. THE MINIMUM AREA OF THE SITE AS DETERMINED UNDER SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH ANCILLARY USE BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW, WHICH INCLUDES LAND FOR REQUIRED PARKING SPACES AND STACKING SPACES.

AUTOMATIC TELLER MACHINE, BUT NO DRIVE-THROUGH FACILITIES. ADDITIONAL SITE AREA OFF 1,000 SQ. FT. FOR EACH DEVICE SHALL BE PROVIDED.

SELF-SERVICE VACUUM STATIONS. ALL SUCH STATIONS SHALL BE LOCATED AT LEAST 30 FEET FROM A RESIDENTIALLY ZONED PROPERTY. NO ADDITIONAL SITE AREA SHALL BE REQUIRED.

USES IN COMBINATION WITH FUEL SERVICE STATIONS. THE MINIMUM AREA OF THE SITE AS DETERMINED BY SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH USE IN COMBINATION WITH A FUEL SERVICE STATION BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW:
 (SE = SPECIAL EXCEPTION AND P = PERMITTED BY RIGHT)

CONVENIENCE STORE WITH A SALES AREA LARGER THAN 1,500 SQ. FT. INCLUSIVE OF ACCESSORY STORAGE. ADDITIONAL SITE AREA OF FOUR TIMES THE SQUARE FOOTAGE OF THE CONVENIENCE STORE'S SALES AREA MUST BE PROVIDED. (SE)

RESTAURANT, INCLUDING FAST FOOD, FAST FOOD DRIVE-THROUGH ONLY, AND CARRY-OUT RESTAURANTS. ADDITIONAL SITE AREA OF SIX TIMES THE GROSS SQUARE FOOTAGE OF THE RESTAURANT MUST BE PROVIDED.

SECTION 232. B.L. Zone Area Regulations

§ 232.1. Front yard.

For residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 10 feet from the front property line and not less than 40 feet from the center line of the street, except as specified in Section 303.2.

§ 232.2. Side yards.

- For residences, as in Section 302.
- For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.

[1] Editor's Note: The title and Section 6 of Bill No. 64-1963 indicate amendment of this section, but it was assumed that it was the intent of that bill to amend Section 233.3 instead.

§ 232.3. Rear yard.

[Bill No. 26-1963]

- For residences, as in Section 302.
- For commercial buildings, none required, except that where the rear lot line abuts a lot in a residence zone there shall be a rear yard not less than 20 feet deep.

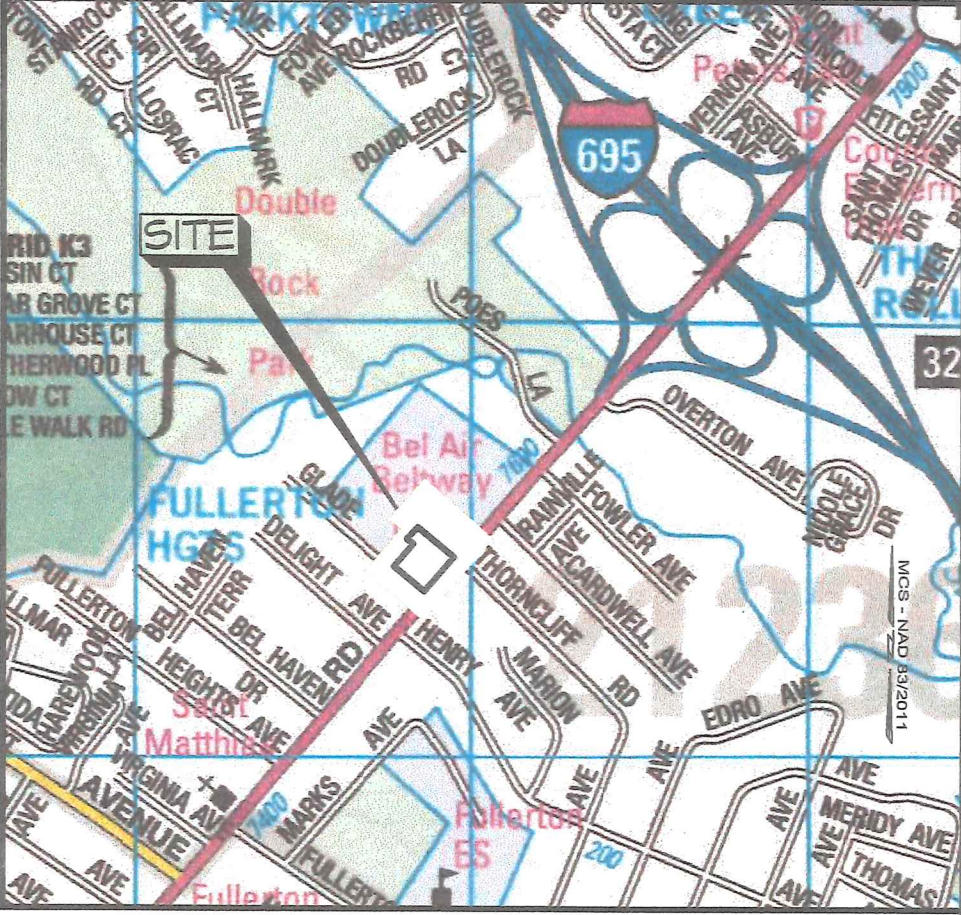
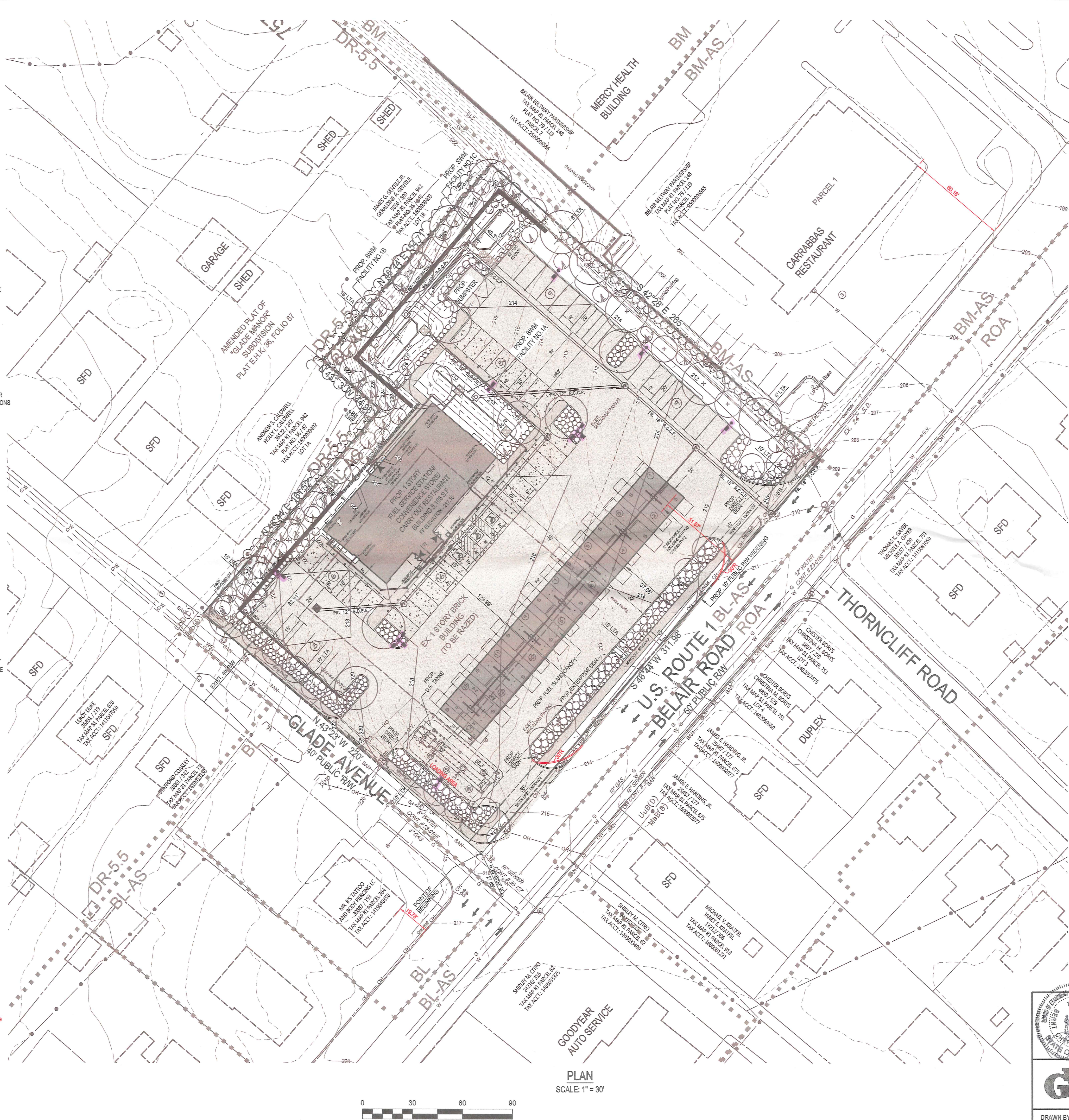
§ 232.4. Parking area and loading space.

In accordance with the provisions of Section 409.

§ 232.5. Floor area ratio.

The maximum permitted floor area ratio for any site in a B.L. Zone, excepting C.C.C. and C.T. Districts, shall be 3.0.

Sect. 303.2 Standards for B.L., B.M. & B.R. Zones
 In B.L., B.M. & B.R. Zones, the front yard depth of any building hereafter erected shall be the average of the front yard depths of the lots immediately adjoining on each side, provided such adjoining lots are improved with permanent commercial buildings constructed of fire-resisting materials situate within 100 feet of the joint side property line.
 Zoning Commissioners Policy Manual (ZCPM) Section 303 Averaging Front Yard Depths:
 Section 303.2D: In determining front setbacks, a service station island with gas pumps and/or shelters for attendants will be considered as structures and used in averaging setbacks.
 FRONT SETBACKS TO CENTERLINE OF BELAIR ROAD OF BUILDINGS ON ADJACENT PROPERTIES
 WITHIN 100' OF 7560 BELAIR ROAD.
 7554 BELAIR ROAD (Mr. 28) = 19.18'
 7560 BELAIR ROAD (Carroll) = 60.18'
 AVERAGE SETBACK = 39.88'
 FRONT SETBACK OF PROPOSED GAS PUMP ISLANDS = 51.87'



LOCATION MAP

SCALE: 1" = 500'

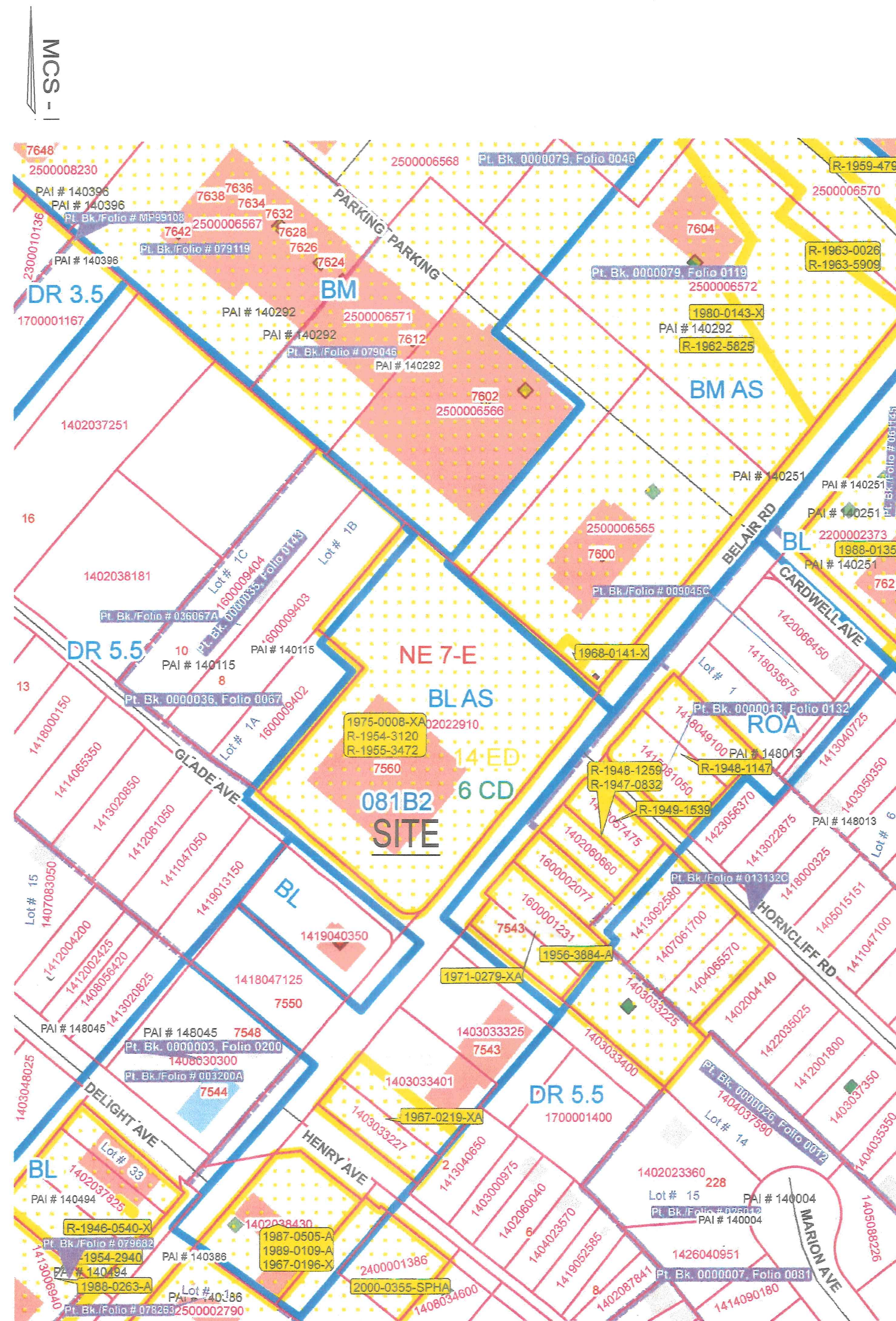
SITE NOTES:

- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
- DEVELOPER / PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
- PLAN PREPARED BY:
G.W. STEPHENS, JR. & ASSOCIATES
4852 MILLENNIUM DRIVE, SUITE 100
BEL CAMP, MARYLAND 21017
(410) 297-2340
- GROSS SITE ACREAGE: 2.03 AC. +/- (0.33 AC. +/- RW IN BELAIR RD. & GLADE AVE.)
NET SITE ACREAGE: 1.74 AC. +/-
- EXISTING ZONING - BL-AS : 1.737 AC. +/-, BM-AS: 0.0005 AC. +/-, DR-5.5: 0.0025 AC. +/-
- ZONING MAP: 06162
- GIS FILE: 08162
- ELECTION DISTRICT - 14
- COUNCILMANIC DISTRICT - 6
- TAX MAP NUMBER : 81 PARCEL: 57
- TAX ACCOUNT NUMBER: 1402022810
- DEED REFERENCE: 36738 / 185
- EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
- PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
- CENSUS TRACT - 440200
- WATERSHED - BACK RIVER
- AGE OF EXISTING BUILDING = 61 YEARS ±
- BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT TENT OF BCZR SEC. 231.1.
PROPOSED - 32.83' +/-
- ADD MAP NO: 4700, GRID G-2
- THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY: 7/ 28/ 1954 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST # 3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE.
ZONING RECLASSIFICATION REQUEST WAS DENIED - 9/ 24/ 1954
3/ 14/ 1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE.
THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/ 13/ 1955. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN 'A' B ZONE - 4/ 13/ 1955.
6/ 14/ 1974 - CASE NO. 75-9-XA - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.2B.3 WAS REQUESTED.
THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/ 12/ 1974.
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS LOCATED IN ZONE(S) "X" (UNSHADED) AS SHOWN ON FEMA RATE MAP 2400100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- FLOOR AREA RATIO (FAR)
ALLOWED - 3.0
EXISTING FAR:
GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.17 FAR
PROPOSED FAR:
GROSS ADJ. FLOOR AREA - 5,166 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.06 FAR
- BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
- AREA REQUIRED FOR COMBINATION USE
14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
ADDITIONAL SITE AREA REQUIRED - 4 X 2,818 (SALES AREA SQ. FT.) = 10,472 S.F.
6 X 2,038 S.F. CARRYOUT RESTAURANT = 12,228 S.F.
- ATM = 1,000 S.F.
TOTAL SITE AREA REQUIRED = 44,700 S.F.
TOTAL SITE AREA PROVIDED = 75,969 S.F.
- PARKING SPACES
EXISTING PARKING: 170 SPACES - NOT STRIPED
REQUIRED - CONVENIENCE STORE USE: 2,818 S.F. @ 5 P.S./1000 S.F. = 13.09
CARRYOUT RESTAURANT: 2,038 S.F. @ 5 P.S./1000 S.F. = 10.19
FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 4 ± 6
ATM
AIR/VACUUM STATION
TOTAL PARKING SPACES REQUIRED = 99 P.S. (INCLUDES 3 HC REQ.) 32
TOTAL PARKING SPACES PROVIDED = 56
- ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(g) OF THE B.C.Z.R.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
- OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
- PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 6.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.

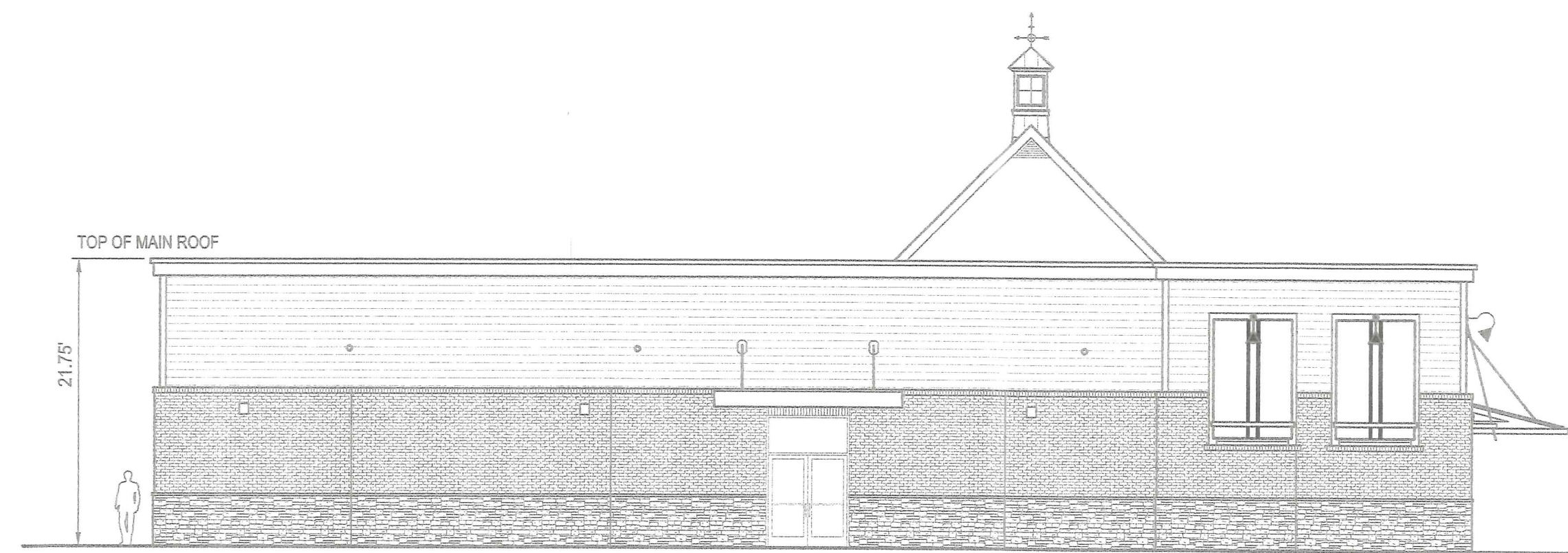
PETITIONER'S EXHIBIT **1A**

SHEET 1 OF 3

		PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	
		COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81 PARCEL: 57 BALTIMORE COUNTY, MARYLAND
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4852 MILLENNIUM DRIVE, SUITE 100 BEL CAMP, MD 21017 Ph: (410) 297-2340 Fax: (410) 297-2345 http://www.gwstephens.com		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-885-0200	
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 8/25/2017	SCALE: 1" = 30' P#N# 11748



ZONING MAP
NTS



REAR ELEVATION
SCALE: 1" = 10'



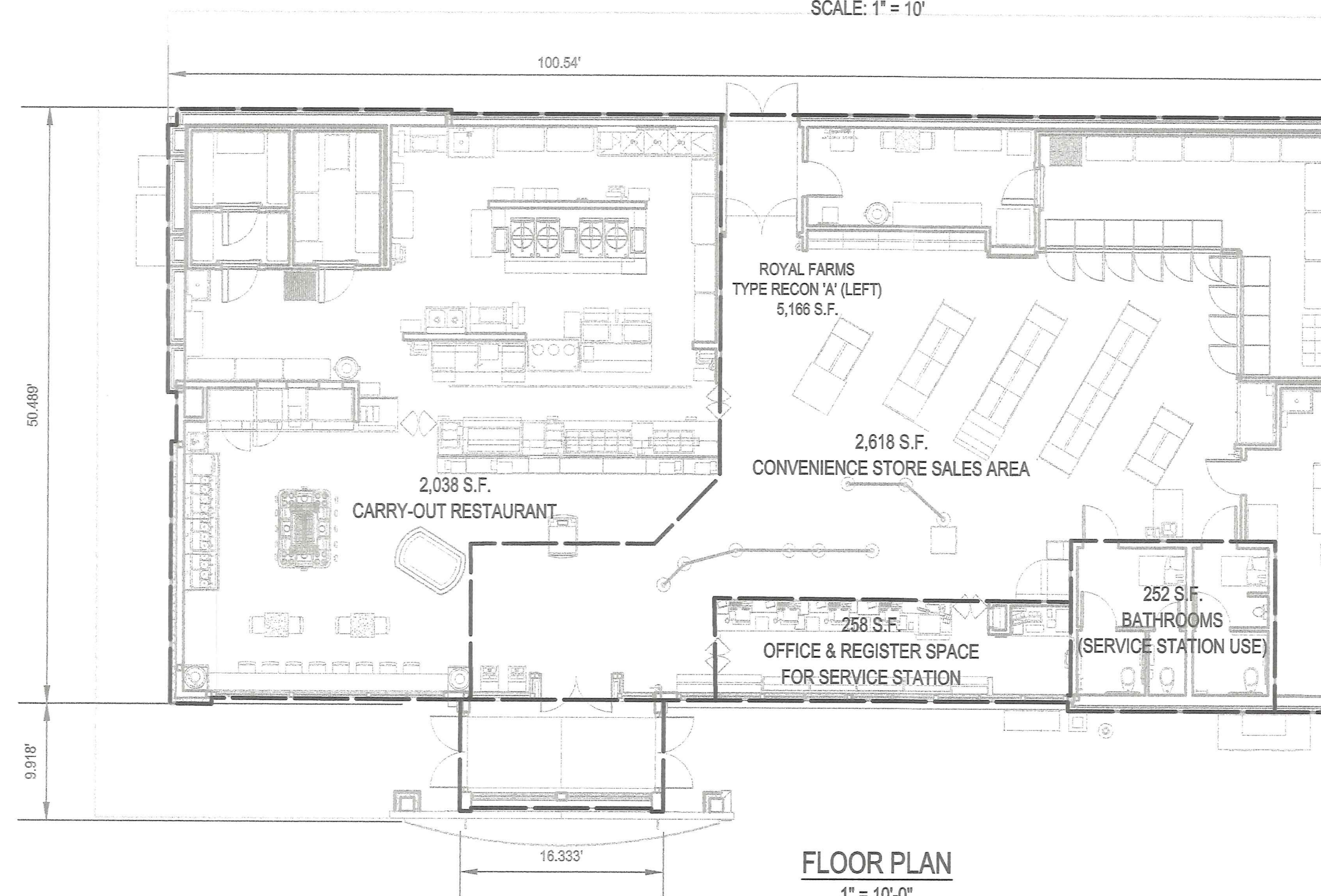
SOUTH SIDE ELEVATION
SCALE: 1" = 10'



FRONT ELEVATION
SCALE: 1" = 10'



NORTH SIDE ELEVATION
SCALE: 1" = 10'



FLOOR PLAN
1" = 10'-0"

PETITIONER'S EXHIBIT **18**

SHEET 2 OF 3		PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD	
COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14	TAX MAP: 81 PARCEL: 57	DEED REF.: 5467 / 0780 BALTIMORE COUNTY, MARYLAND	
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION WATERS EDGE CORPORATE CAMPUS 4682 MILLENNIUM DRIVE, SUITE 100 BEL CAMP, MD 21017 P: (410) 287-2340 http://www.gwstephens.com		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-888-0200	
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 6/12/2017	SCALE: 1" = 30' PIN# 11748

- LEGEND**
- EXISTING STORMDRAIN
 - EXISTING WATER MAIN
 - EXISTING SANITARY MAIN
 - EXISTING BUILDING
 - EXISTING FENCE
 - EXISTING CONTOUR INT.
 - EXISTING CONTOUR INDEX
 - SITE BOUNDARY
 - LOT LINE
 - EXISTING SIDEWALK
 - ADJOINER BOUNDARY
 - EXISTING EASEMENT
 - EXISTING CURB
 - EXISTING ELECTRIC (APPROX.)
 - EXISTING GAS (APPROX.)
 - PROPOSED BUILDING
 - PROPOSED CONTOUR
 - PROPOSED CURB
 - BUILDING RESTRICTION LINE
 - PROP. WATER SERVICE
 - PROP. DRAIN
 - EXISTING ZONING LINE

NOTES: B.C.Z.R. SITE STANDARDS

SECTION 405.4 STANDARDS:
SITE DIMENSIONS:
MINIMUM SERVICE STATION SITE AREA = 15,000 S.F. OR 1,500 S.F. TIMES THE NUMBER OF FUEL SERVICE SPACES PLUS AREAS REQUIRED FOR USES UNDER B.C.Z.R. SECTIONS 405.4D OR 405.4E.

MINIMUM SETBACKS:
35 FT. FROM MAIN STRUCTURE TO STREET ROW
25 FT. FROM FUEL PUMP TO STREET ROW
15 FT. FROM CANOPY TO STREET ROW
10 FT. FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
6 FT. FROM PERIMETER OF PAVED AREA TO SIDE AND REAR PROPERTY LINES OF NON-RESIDENTIAL AREAS
15 FT. FROM PERIMETER OF PAVED AREA TO PROPERTY LINE IF PROPERTY LINE IS WITHIN 50 FT. OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN IN A PUBLIC ROW.

ANCILLARY USES: THE USES LISTED BELOW, ONLY, ARE PERMITTED BY RIGHT IN CONJUNCTION WITH ANY FUEL SERVICE STATION. THE MINIMUM AREA OF THE SITE AS DETERMINED UNDER SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH ANCILLARY USE BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW, WHICH INCLUDES LAND FOR REQUIRED PARKING SPACES AND STACKING SPACES.

AUTOMATIC TELLER MACHINE, BUT NO DRIVE-THROUGH FACILITIES. ADDITIONAL SITE AREA OFF 1,000 SQ. FT. FOR EACH DEVICE SHALL BE PROVIDED.

SELF-SERVICE VACUUM STATIONS. ALL SUCH STATIONS SHALL BE LOCATED AT LEAST 30 FEET FROM A RESIDENTIALLY ZONED PROPERTY. NO ADDITIONAL SITE AREA SHALL BE REQUIRED.

USES IN COMBINATION WITH FUEL SERVICE STATIONS. THE MINIMUM AREA OF THE SITE AS DETERMINED BY SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH USE IN COMBINATION WITH A FUEL SERVICE STATION BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW:
(SE = SPECIAL EXCEPTION AND P = PERMITTED BY RIGHT)

CONVENIENCE STORE WITH A SALES AREA LARGER THAN 1,500 SQ. FT. INCLUSIVE OF ACCESSORY STORAGE. ADDITIONAL SITE AREA OF FOUR TIMES THE SQUARE FOOTAGE OF THE CONVENIENCE STORE'S SALES AREA MUST BE PROVIDED. (SE)

RESTAURANT, INCLUDING FAST FOOD, FAST FOOD DRIVE-THROUGH ONLY, AND CARRY-OUT RESTAURANTS. ADDITIONAL SITE AREA OF SIX TIMES THE GROSS SQUARE FOOTAGE OF THE RESTAURANT MUST BE PROVIDED.

SECTION 232. B.L. Zone Area Regulations

§ 232.1. Front yard.

For residences, as in Sections 302 and 303; for commercial buildings the front building line shall be not less than 10 feet from the front property line and not less than 40 feet from the center line of the street, except as specified in Section 303.2.

§ 232.2. Side yards.

A. For residences, as in Section 302.

B. For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.

[1] Editor's Note: The title and Section 5 of Bill No. 64-1963 indicate amendment of this section, but it was assumed that it was the intent of that bill to amend Section 232.3 instead.

§ 232.3. Rear yard.

[Bill No. 26-1963]

A. For residences, as in Section 302.

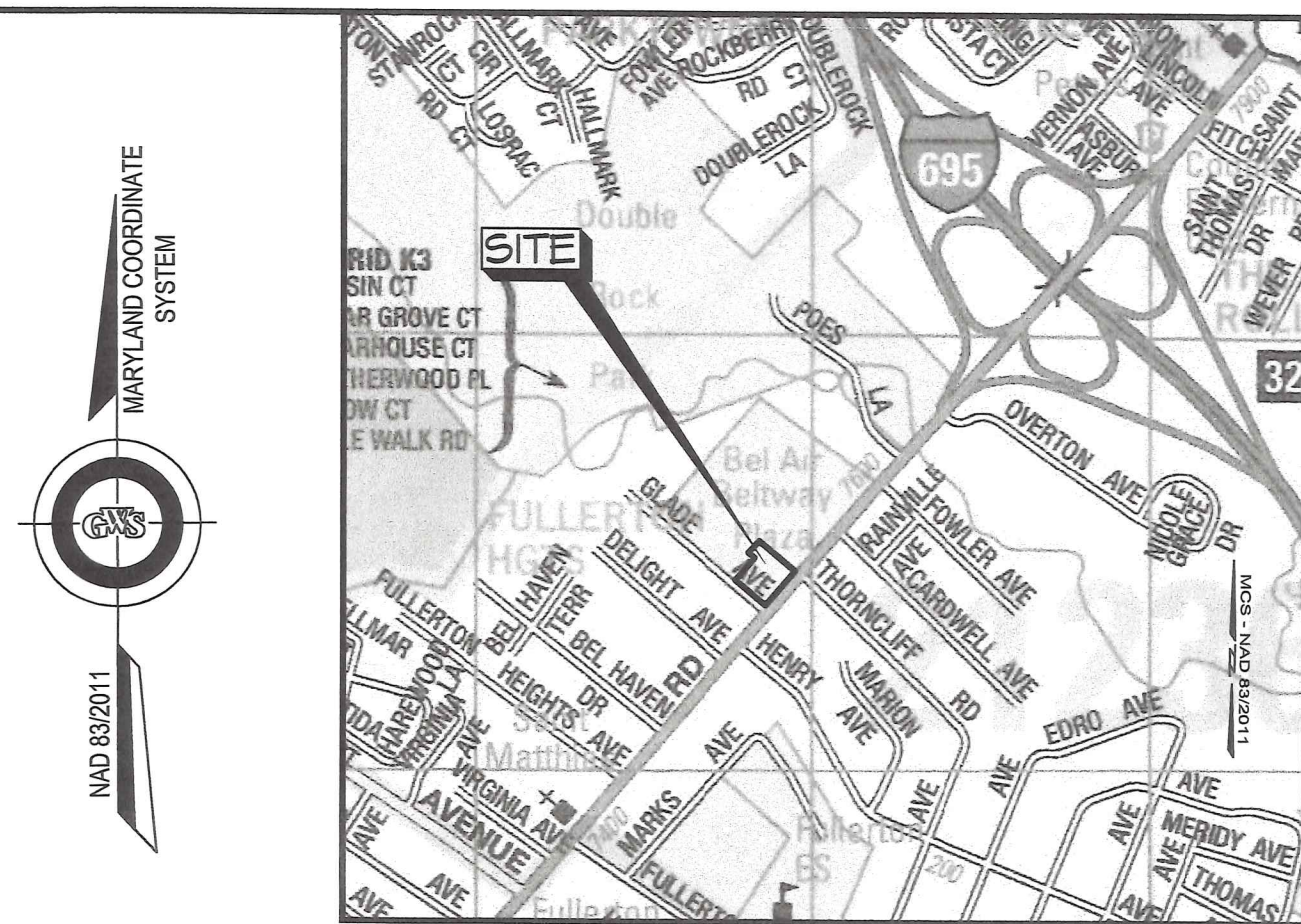
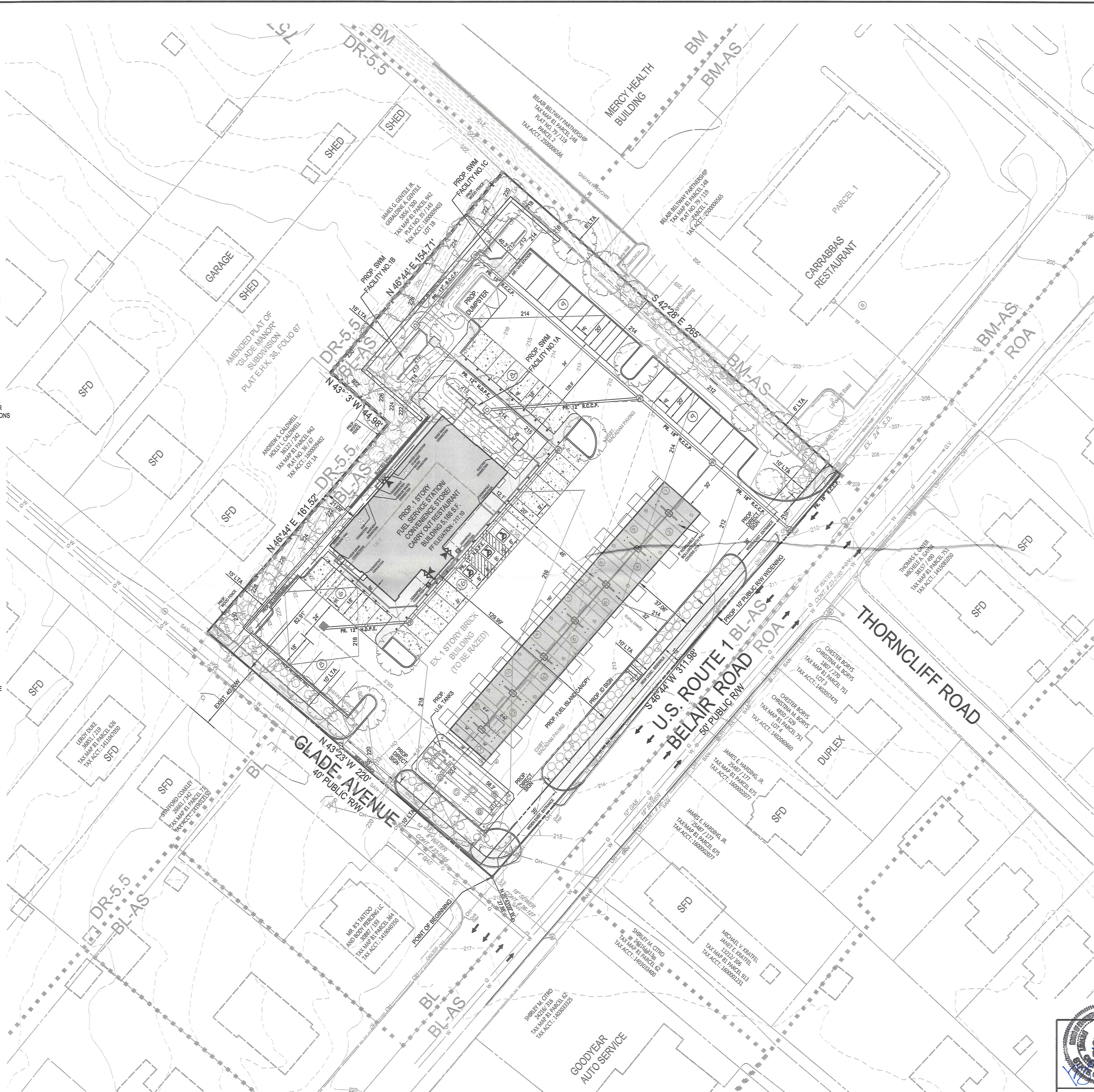
B. For commercial buildings, none required, except that where the rear lot line abuts a lot in a residence zone there shall be a rear yard not less than 20 feet deep.

§ 232.4. Parking area and loading space.

In accordance with the provisions of Section 409.

§ 232.5. Floor area ratio.

The maximum permitted floor area ratio for any site in a B.L. Zone, excepting C.C.C. and C.T. Districts, shall be 3.0.



LOCATION MAP

SCALE: 1" = 500'

SITE NOTES:

- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
- DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3811 ROLAND AVE, BALTIMORE, MD 21211-2408
- PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4892 MILLENNIUM DRIVE, SUITE 100, BEL CAMP, MARYLAND 21017 (410) 287-2340
- GROSS SITE ACREAGE: 2.03 AC +/- (0.33 AC +/- RW IN BELAIR RD. & GLADE AVE); NET SITE ACREAGE: 1.74 AC +/-
- EXISTING ZONING - BL-AS: 1.737 AC +/-, BM-AS: 0.0005 AC +/-, DR-5.5: 0.0025 AC +/-
- ZONING MAP: 09182
- GIS TILE: 08182
- ELECTION DISTRICT - 14
- COUNCILMANIC DISTRICT - 6
- TAX MAP NUMBER: 81 PARCEL: 57
- TAX ACCOUNT NUMBER: 1402022910
- DEED REFERENCE: 36738/185
- EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
- PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRY-OUT RESTAURANT.
- CENSUS TRACT - 440200
- WATERSHED - BACK RIVER
- AGE OF EXISTING BUILDING = 61 YEARS ±
- BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BCZR SEC. 231.1. PROPOSED - 32.83' +/-
- ADC MAP NO: 4700, GRID G-2
- THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY: 7/28/1954 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 8/24/1954. 3/14/1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1955. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN R-6 ZONE - 4/13/1955. 6/14/1974 - CASE NO. 75-8-XA - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.2B.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974.
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS LOCATED IN ZONE(S) 'X' (UNSHADED) AS SHOWN ON FEMA RATE MAP 2400100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- FLOOR AREA RATIO (FAR): ALLOWED - 3.0. EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.17 FAR. PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,166 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.06 FAR.
- BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
- AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F. ADDITIONAL SITE AREA REQUIRED - 4 X 2,616 (SALES AREA SQ. FT.) = 10,472 S.F. - 6 X 2,038 S.F. CARRY-OUT RESTAURANT = 12,228 S.F. - ATM = 1,000 S.F. TOTAL SITE AREA REQUIRED = 44,700 S.F. TOTAL SITE AREA PROVIDED = 75,969 S.F.
- PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED. REQUIRED - CONVENIENCE STORE USE: 2,616 S.F. @ 5 P.S./1000 S.F. = 13.09. CARRY-OUT RESTAURANT: 2,038 S.F. @ 5 P.S./1000 S.F. = 10.19. FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 4. ATM: AIR/VACUUM STATION = 1. TOTAL PARKING SPACES REQUIRED = 30 P.S. (INCLUDES 3 HC REQ.) TOTAL PARKING SPACES PROVIDED = 56.
- ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(d) OF THE B.C.Z.R.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
- OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
- PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 8.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.



PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION

FOR
ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14
TAX MAP: 81 PARCEL: 57
DEED REF.: 5467 / 0780
BALTIMORE COUNTY, MARYLAND

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION

WATERS EDGE CORPORATE CAMPUS
4892 MILLENNIUM DRIVE, SUITE 100
BEL CAMP, MD 21017

Ph: (410) 287-2340
http://www.gws-engineers.com
Fax: (410) 287-2345

DEVELOPER/PROPERTY OWNER

7560 BELAIR ROAD LLC

3811 ROLAND AVE

BALTIMORE, MD 21211-2408

PHONE: 410-889-0200

DRAWN BY: BCP

CHECKED BY: BCP

DATE: 6/12/2017

SCALE: 1" = 30'

PN# 11748

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

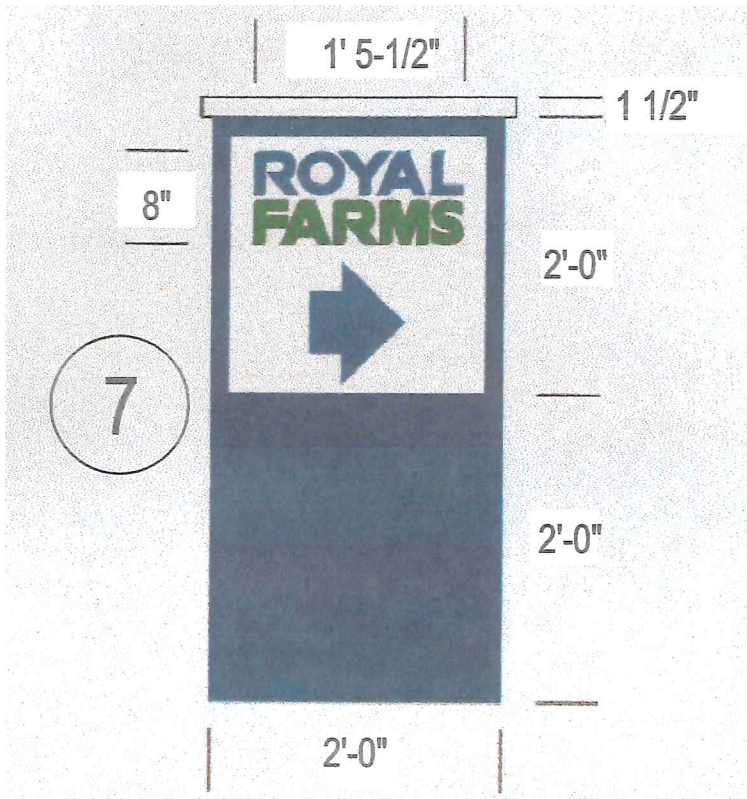
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy	B.L., B.M., B.L.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
(b) Freestanding	B.L.R., B.M., B.L.R., M.L., M.L.R., M.H., excluding	Use	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.5.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(e) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

3. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 30% of the total sign area
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SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

* "ROYAL FARMS" TEST/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2'0" X 2'0" = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1'5-1/2" X 8" = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



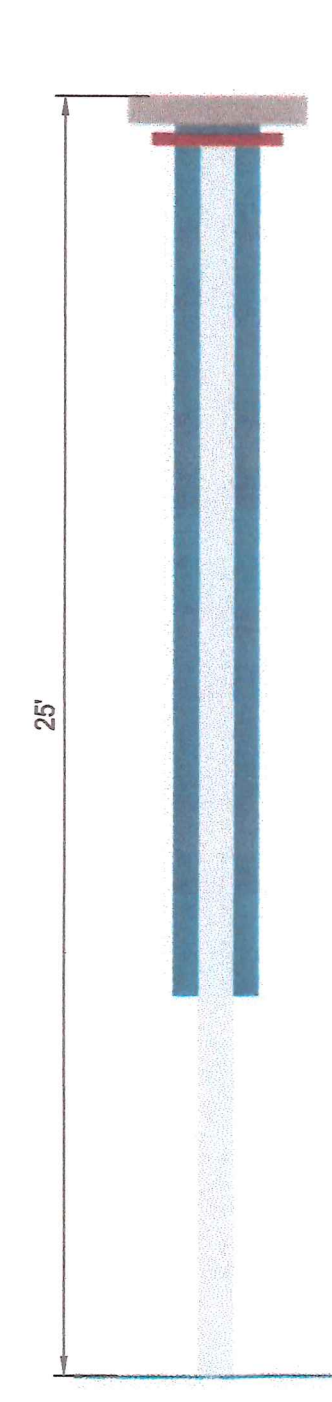
PROP. DIRECTIONAL SIGN
NTS



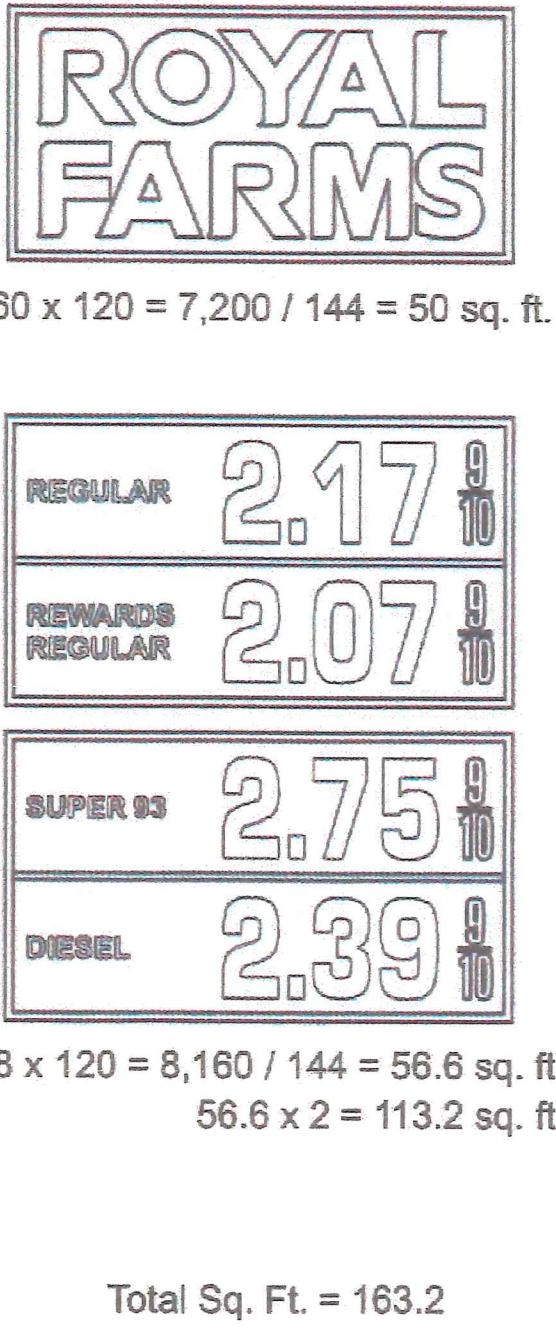
PROP. WALL MOUNTED ENTERPRISE SIGNS
NTS



Front Elevation

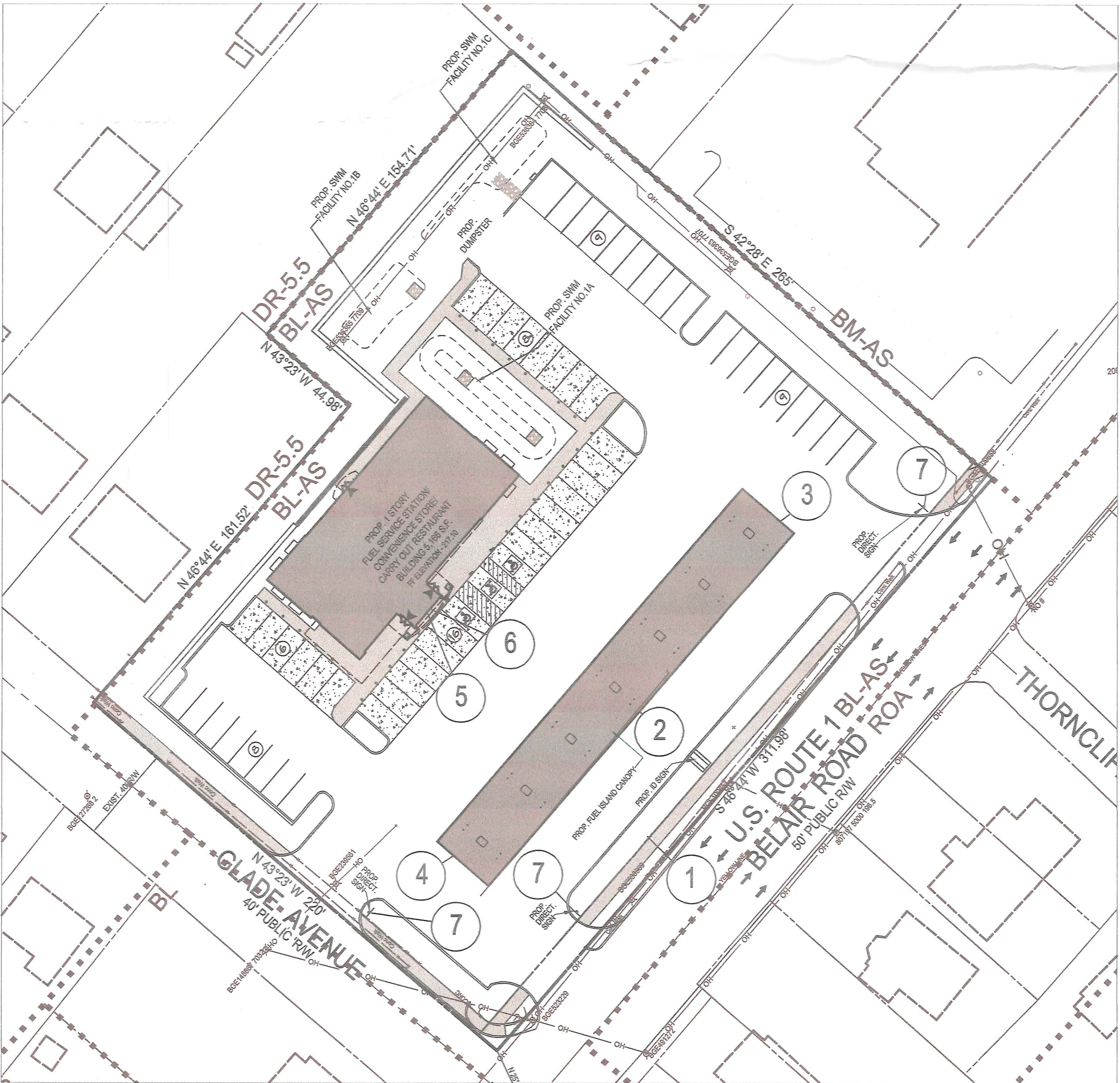


Side Elevation

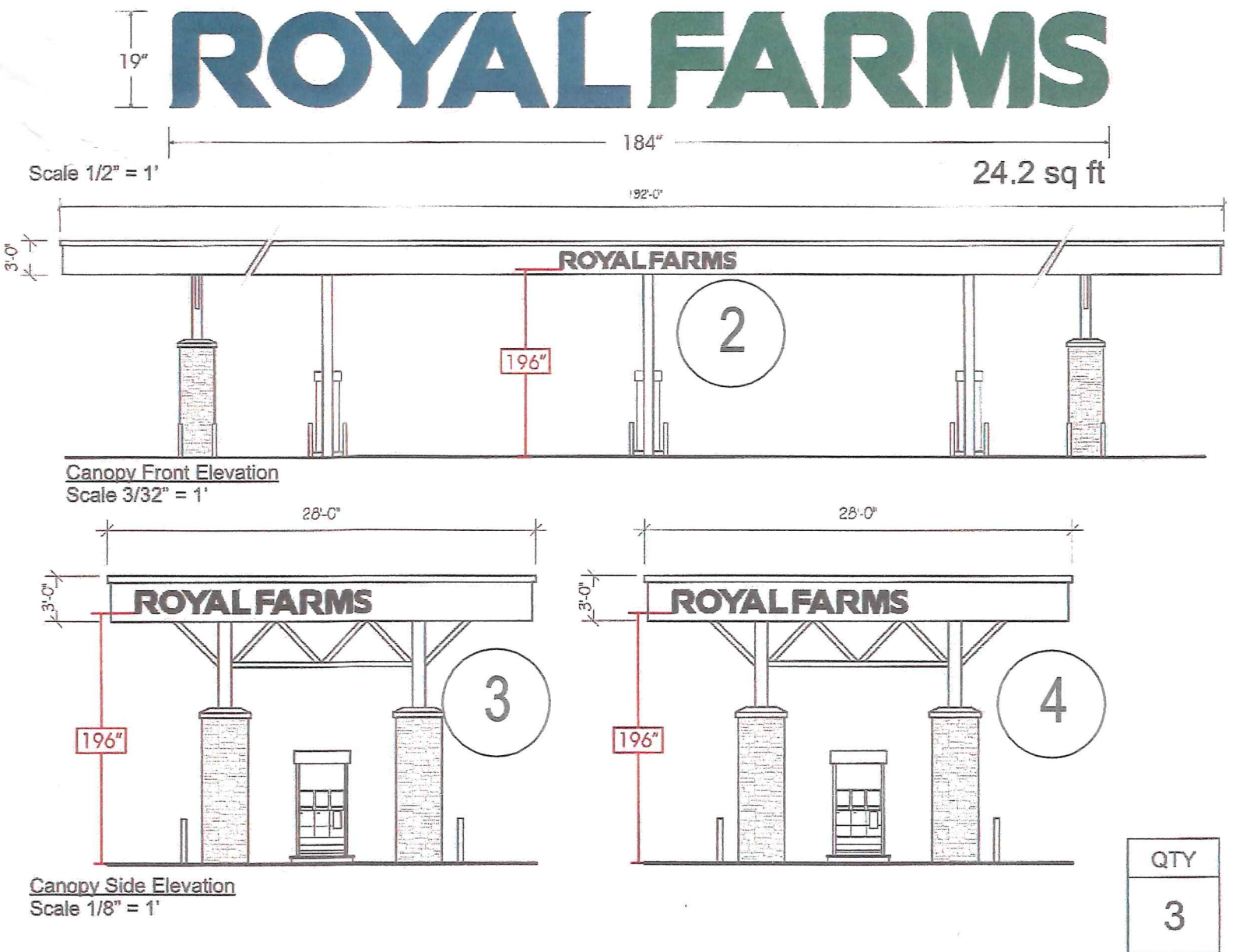


Total Sq. Ft. = 163.2

PROP. FREESTANDING ENTERPRISE SIGN
NTS



PLAN SIGN LOCATIONS
SCALE: 1" = 40'



PROP. CANOPY SIGNS
NTS

SHEET 3 OF 3

PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR
ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14

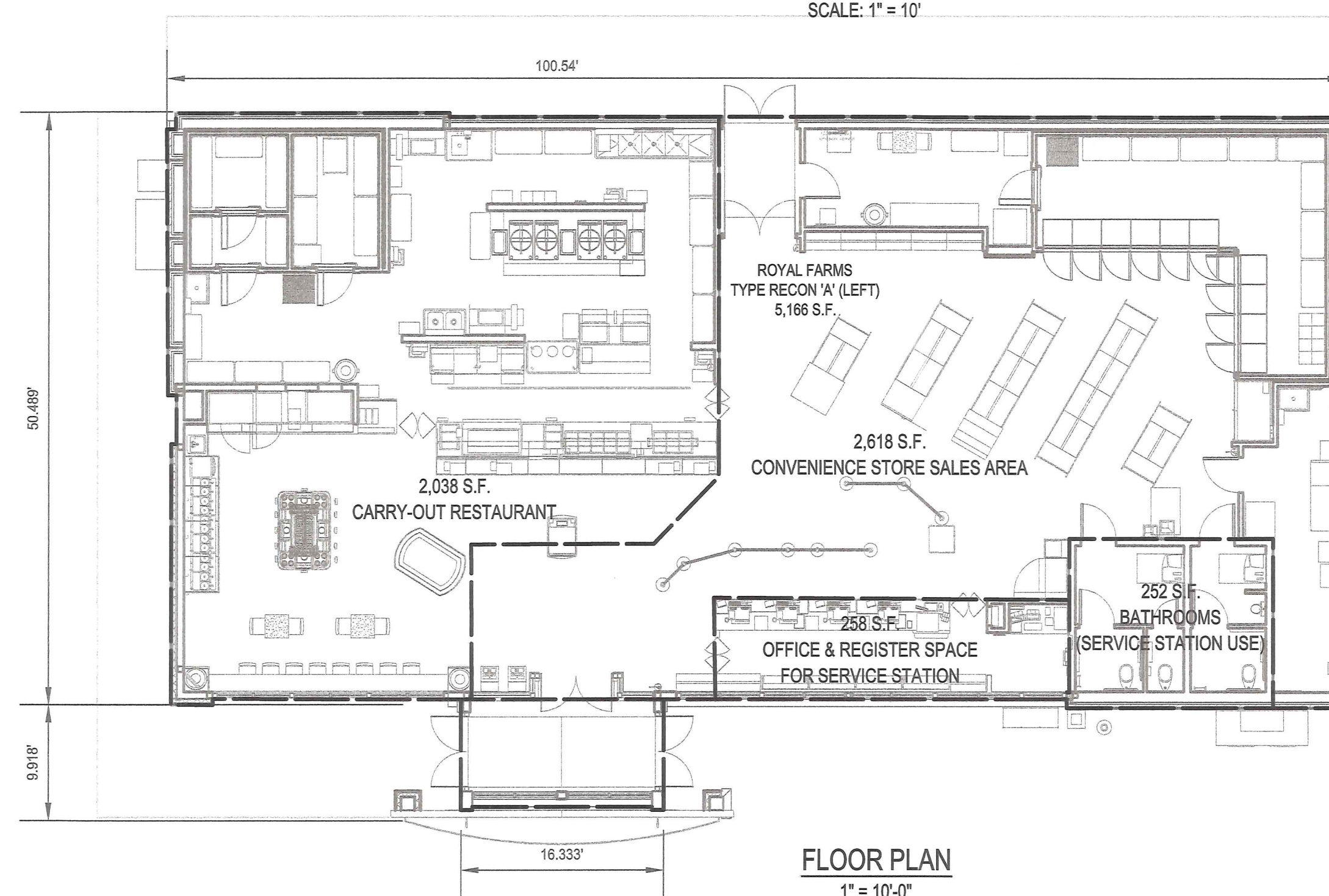
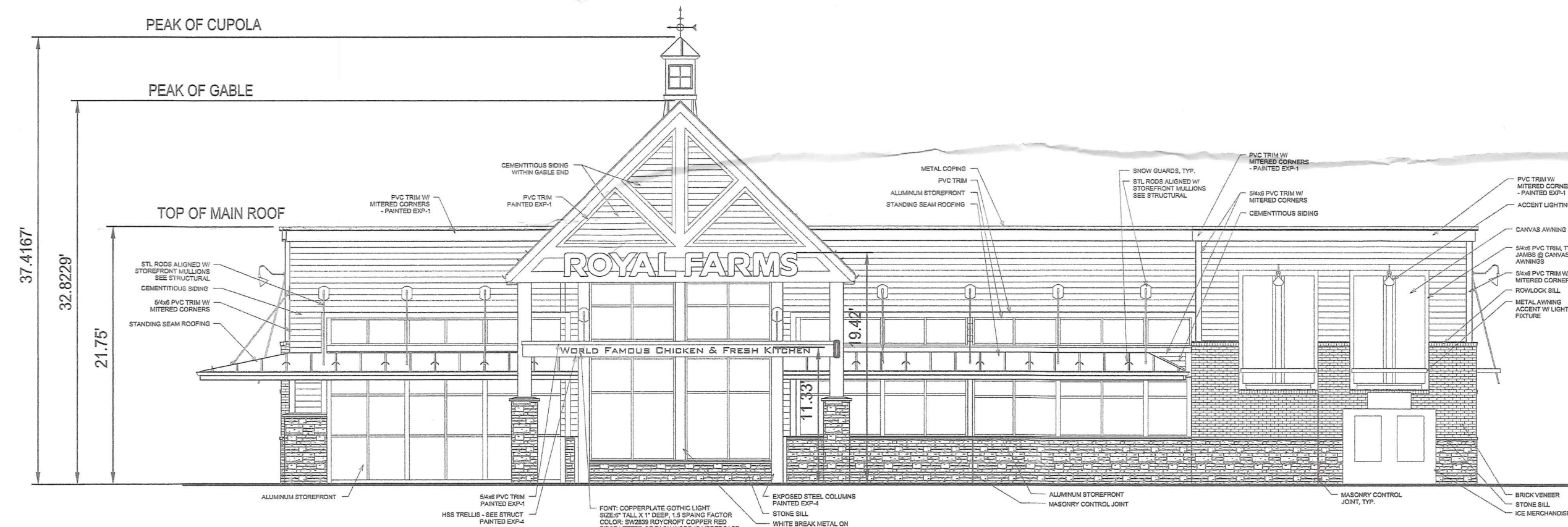
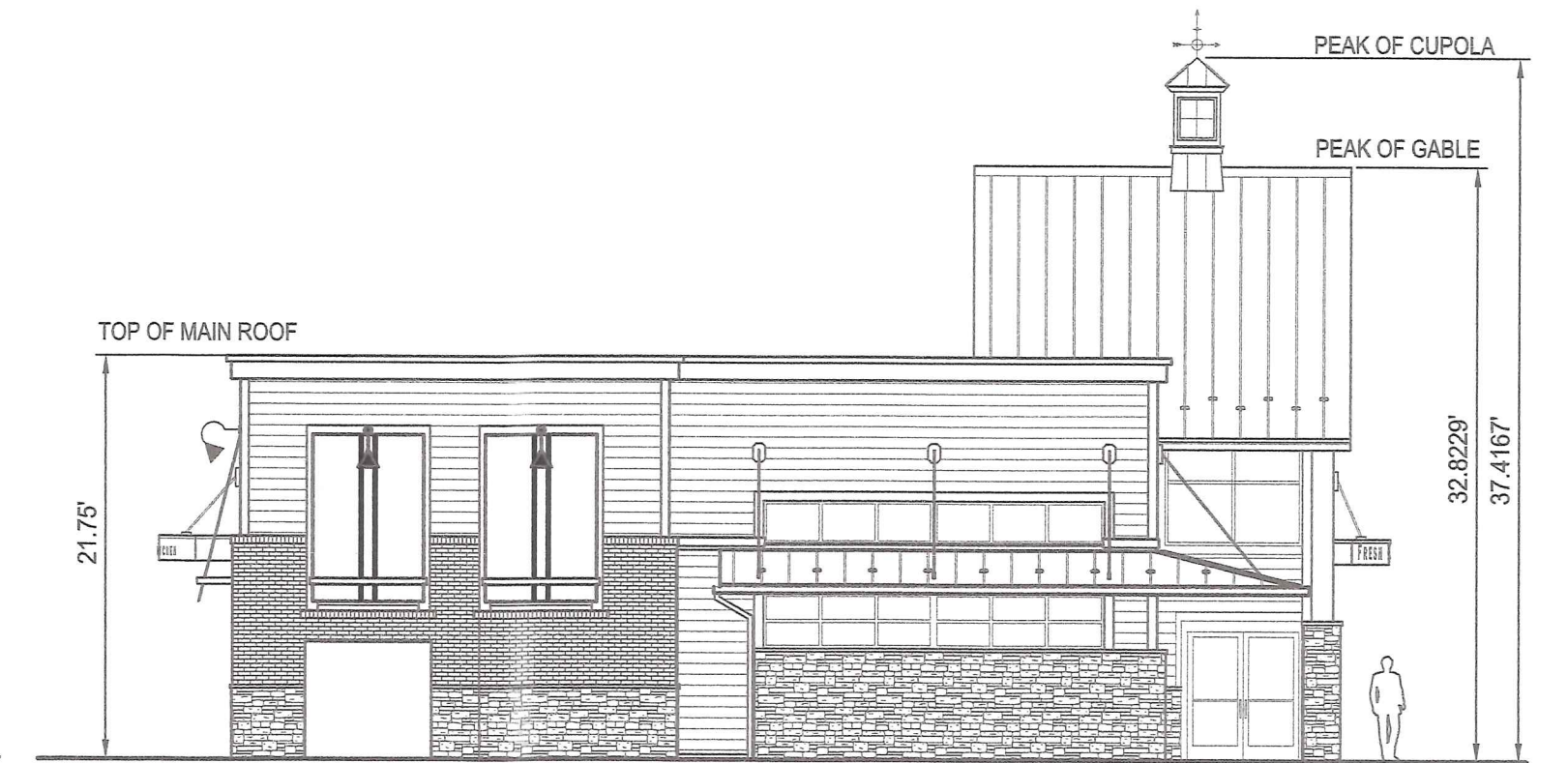
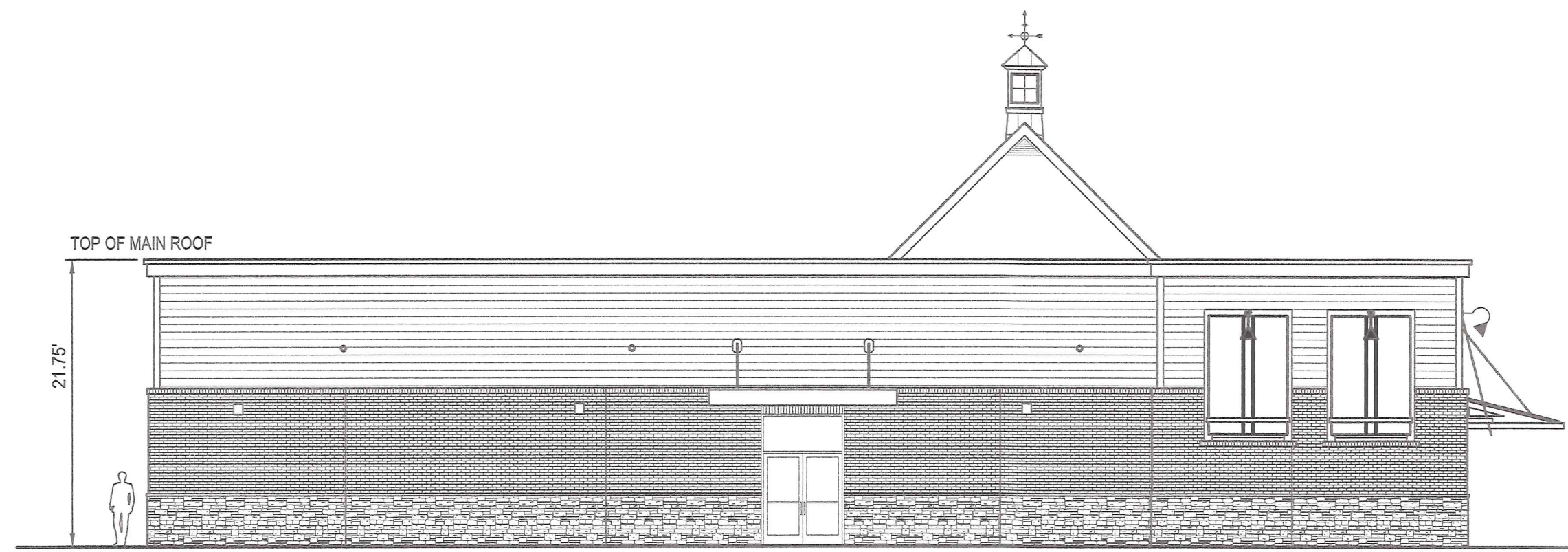
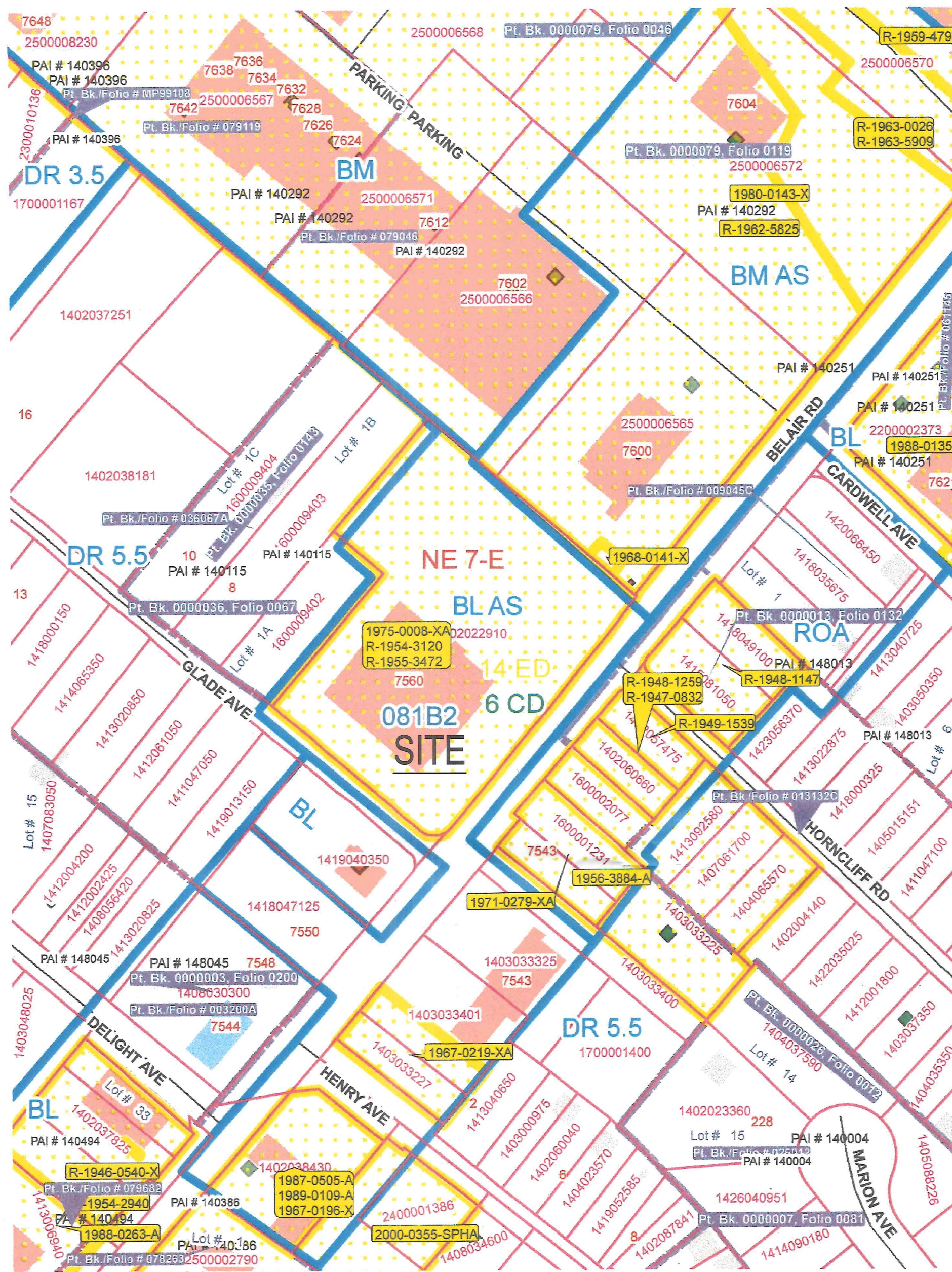
TAX MAP: 81 PARCEL: 57

DEED REF.: 5467 / 0780
BALTIMORE COUNTY, MARYLAND

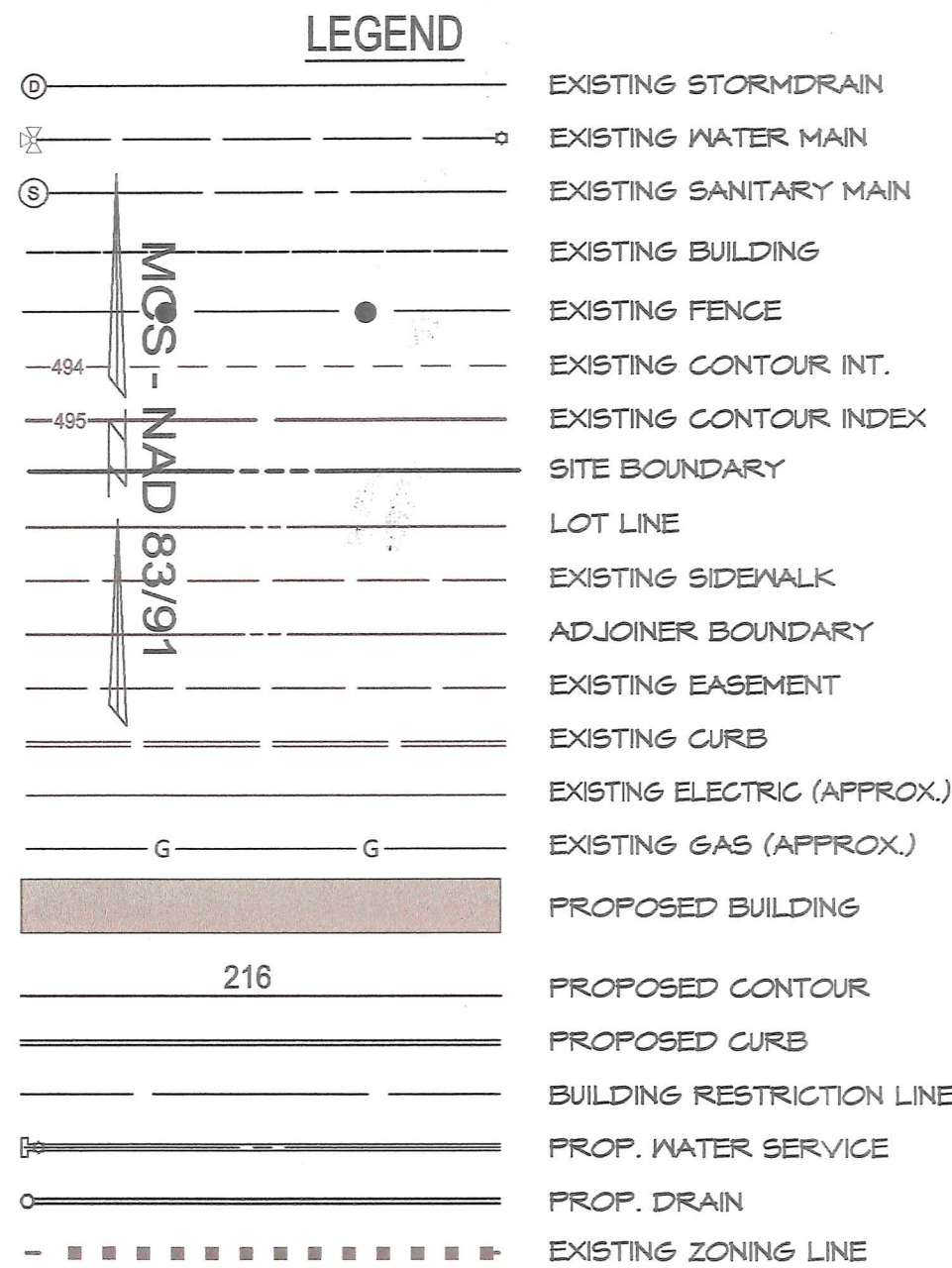
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
WATERS EDGE CORPORATE CAMPUS
4892 MILLENNIUM DRIVE, SUITE 100
BALTIMORE, MD 21207
Ph: (410) 297-2340 Fax: (410) 297-2345
http://www.gwsfirm.com

DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3811 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-888-0200

DRAWN BY: BCP CHECKED BY: BCP DATE: 6/12/17 SCALE: AS SHOWN P/N# 11748



SHEET 2 OF 3				
PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD				
COUNCILMANIC DISTRICT NO. 6		TAX MAP: 81 PARCEL: 57		DEED REF.: 5467 / 0780
ELECTION DISTRICT NO. 14		BALTIMORE COUNTY, MARYLAND		
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION 4682 MILLENHUM DRIVE, SUITE 100 BELAIR, MD 21017 Ph: (410) 297-2340 Fax: (410) 297-2345 http://www.gwsstephens.com		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3811 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-885-0200		
DRAWN BY: BCP	CHECKED BY: BCP	DATE: 6/12/2017	SCALE: 1" = 30'	PN# 11748



NOTES: B.C.Z.R. SITE STANDARDS

SECTION 405.4 STANDARDS:
SITE DIMENSIONS:
MINIMUM SERVICE STATION SITE AREA = 15,000 S.F. OR 1,500 S.F. TIMES THE NUMBER OF FUEL SERVICE SPACES PLUS AREAS REQUIRED FOR USES UNDER B.C.Z.R. SECTIONS 405.4D OR 405.4E.

MINIMUM SETBACKS:
35 FT. FROM MAIN STRUCTURE TO STREET ROW
25 FT. FROM FUEL PUMP TO STREET ROW
15 FT. FROM CANOPY TO STREET ROW
10 FT. FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
6 FT. FROM PERIMETER OF PAVED AREA TO SIDE AND REAR PROPERTY LINES OF NON-RESIDENTIAL AREAS
15 FT. FROM PERIMETER OF PAVED AREA TO PROPERTY LINE IF PROPERTY LINE IS WITHIN 50 FT. OF ANY RESIDENTIALLY ZONED PROPERTY OTHER THAN IN A PUBLIC ROW.

ANCILLARY USES: THE USES LISTED BELOW, ONLY, ARE PERMITTED BY RIGHT IN CONJUNCTION WITH ANY FUEL SERVICE STATION. THE MINIMUM AREA OF THE SITE AS DETERMINED UNDER SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH ANCILLARY USE BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW, WHICH INCLUDES LAND FOR REQUIRED PARKING SPACES AND STACKING SPACES.

AUTOMATIC TELLER MACHINE, BUT NO DRIVE-THROUGH FACILITIES. ADDITIONAL SITE AREA OFF 1,000 SQ. FT. FOR EACH DEVICE SHALL BE PROVIDED.

SELF-SERVICE VACUUM STATIONS. ALL SUCH STATIONS SHALL BE LOCATED AT LEAST 30 FEET FROM A RESIDENTIALLY ZONED PROPERTY. NO ADDITIONAL SITE AREA SHALL BE REQUIRED.

USES IN COMBINATION WITH FUEL SERVICE STATIONS. THE MINIMUM AREA OF THE SITE AS DETERMINED BY SECTION 405.4.A.1 SHALL BE INCREASED FOR EACH USE IN COMBINATION WITH A FUEL SERVICE STATION BY AT LEAST THE NUMBER OF SQ. FT. INDICATED BELOW:
(SE = SPECIAL EXCEPTION AND P = PERMITTED BY RIGHT)

CONVENIENCE STORE WITH A SALES AREA LARGER THAN 1,500 SQ. FT. INCLUSIVE OF ACCESSORY STORAGE. ADDITIONAL SITE AREA OF FOUR TIMES THE SQUARE FOOTAGE OF THE CONVENIENCE STORE'S SALES AREA MUST BE PROVIDED. (SE)

RESTAURANT, INCLUDING FAST FOOD, FAST FOOD DRIVE-THROUGH ONLY, AND CARRY-OUT RESTAURANTS. ADDITIONAL SITE AREA OF SIX TIMES THE GROSS SQUARE FOOTAGE OF THE RESTAURANT MUST BE PROVIDED.

SECTION 232. B.L. Zone Area Regulations

§ 232.1. Front yard.

For residences, as in Sections 302 and 303.1; for commercial buildings the front building line shall be not less than 10 feet from the front property line and not less than 40 feet from the center line of the street, except as specified in Section 303.2.

§ 232.2. Side yards.

- A. For residences, as in Section 302.
- B. For commercial buildings, none required on interior lots, except that where the lot abuts a lot in a residence zone there must be a side yard not less than the greater minimum width required for a dwelling on the abutting lot and on corner lots the side yard on the street side shall be not less than 10 feet in width.

[1] Editor's Note: The title and Section 6 of Bill No. 64-1963 indicate amendment of this section, but it was assumed that it was the intent of that bill to amend Section 233.3 instead.

§ 232.3. Rear yard.

[Bill No. 26-1963]

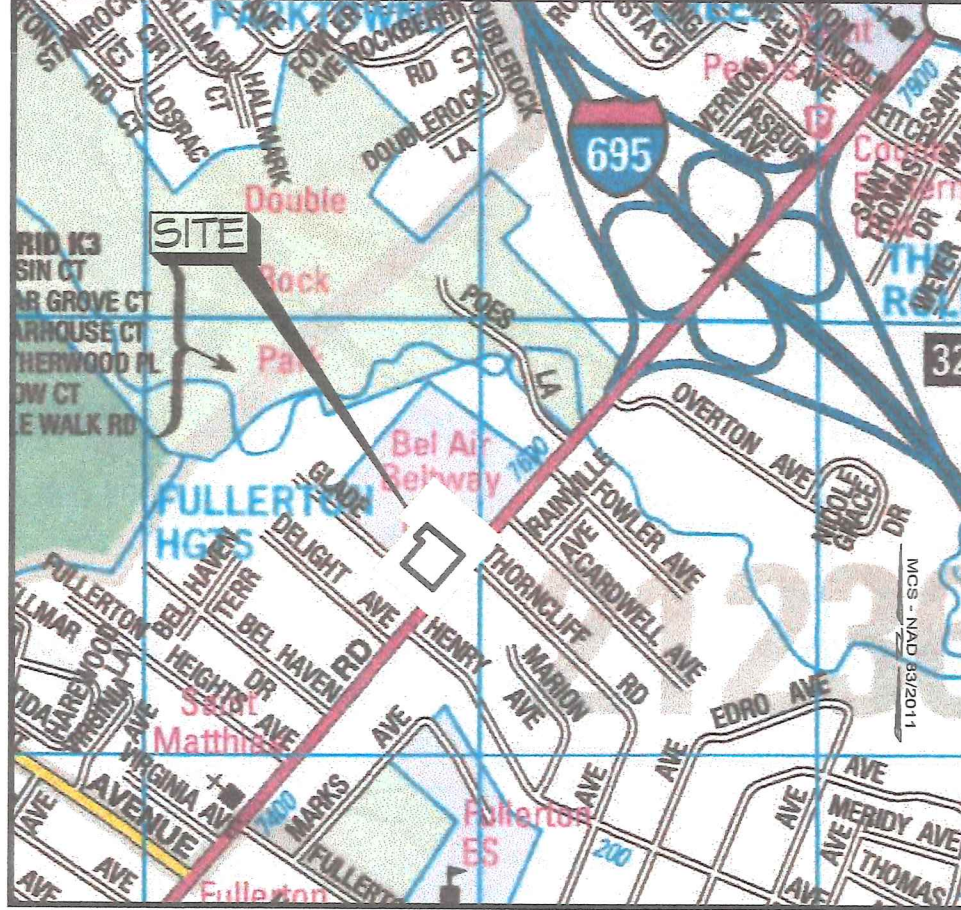
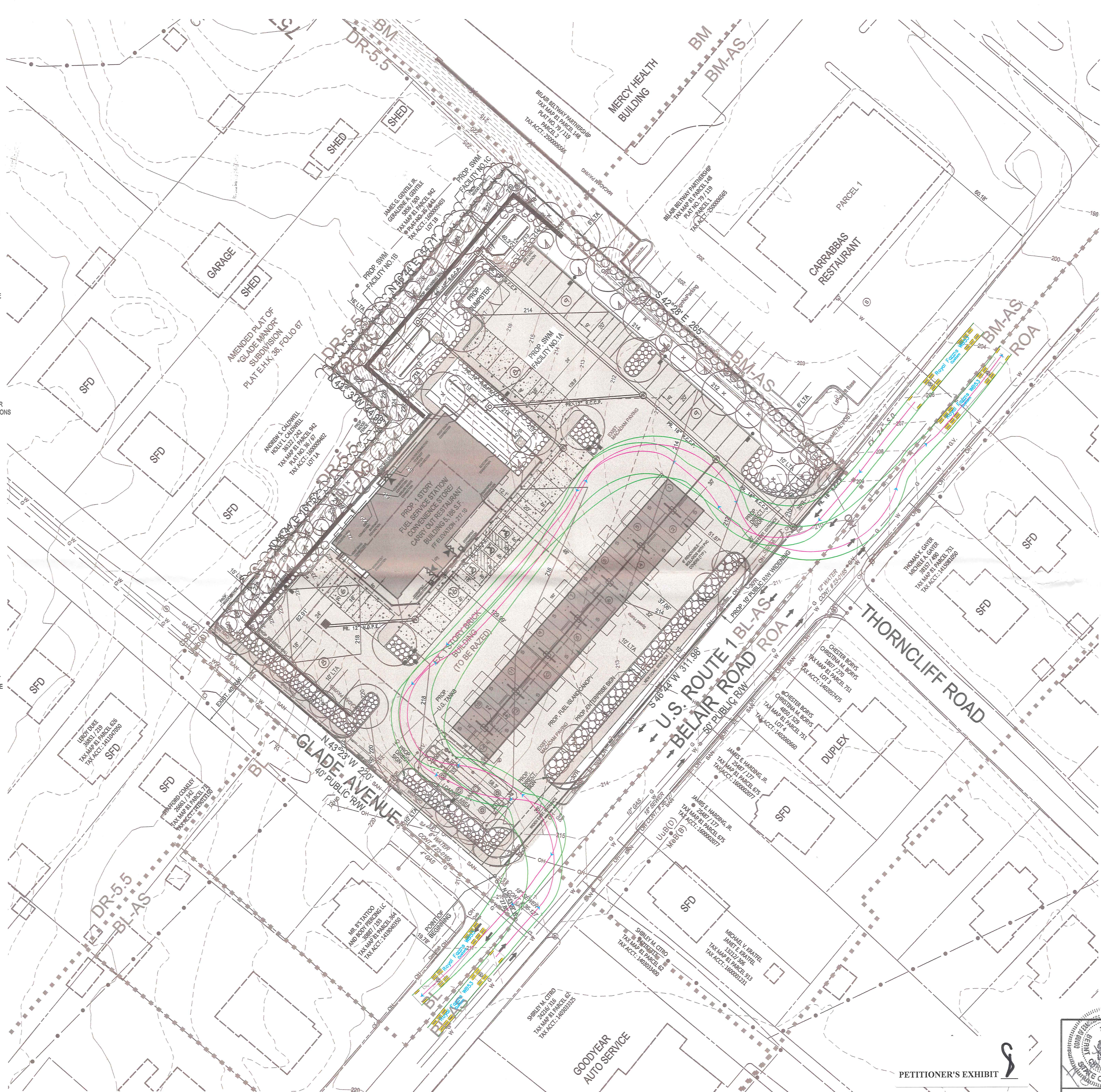
- A. For residences, as in Section 302.
- B. For commercial buildings, none required, except that where the rear lot line abuts a lot in a residence zone there shall be a rear yard not less than 20 feet deep.

§ 232.4. Parking area and loading space.

In accordance with the provisions of Section 409.

§ 232.5. Floor area ratio.

The maximum permitted floor area ratio for any site in a B.L. Zone, excepting C.C.C. and C.T. Districts, shall be 3.0.



LOCATION MAP

SCALE: 1" = 500'

SITE NOTES:

- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
- DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3611 ROLAND AVE, BALTIMORE, MD 21211-2408
- PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4682 MILLENNIUM DRIVE, SUITE 100, BEL CAMP, MARYLAND 21017, (410) 297-2340
- GROSS SITE ACREAGE: 2.03 AC. +/- (0.33 AC. +/- R/W IN BELAIR RD. & GLADE AVE.)
- NET SITE ACREAGE: 1.74 AC. +/-
- EXISTING ZONING - BL-AS: 1.737 AC. +/-, BM-AS: 0.0005 AC. +/-, DR-5.5: 0.0025 AC. +/-
- ZONING MAP: 08182
- GIS TILE: 08182
- ELECTION DISTRICT - 14
- COUNCILMANIC DISTRICT - 6
- TAX MAP NUMBER: 81 PARCEL: 57
- TAX ACCOUNT NUMBER: 1402022910
- DEED REFERENCE: 36738 / 185
- EXISTING USE - COMMERCIAL - BINGO ESTABLISHMENT
- PROPOSED USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
- CENSUS TRACT - 440200
- WATERSHED - BACK RIVER
- AGE OF EXISTING BUILDING = 61 YEARS ±
- BUILDING HEIGHT - MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BCZR SEC. 231.1. PROPOSED - 32.83' +/-
- ADC MAP NO: 4700, GRID G-2
- THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP
- THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
- ZONING HISTORY: 7/28/1964 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE. ZONING RECLASSIFICATION REQUEST WAS DENIED - 9/24/1964. 3/14/1965 - CASE NO. R-1965-9472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE. THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1965. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN R-6 ZONE - 4/13/1965. CASE NO. 75-9-24 - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.23.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 11/12/1974.
- THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
- THE SITE IS LOCATED IN ZONE(S) 'X' (UNSHADED) AS SHOWN ON FEMA RATE MAP 240100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2008.
- FLOOR AREA RATIO (FAR): ALLOWED - 3.0. EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.17 FAR. PROPOSED FAR: GROSS ADJ. FLOOR AREA - 6,166 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.06 FAR.
- BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
- AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F. ADDITIONAL SITE AREA REQUIRED - 4' X 2518' (SALES AREA SQ. FT.) = 10,472 S.F. 6' X 2,038 S.F. CARRYOUT RESTAURANT = 12,228 S.F. - ATM = 1,000 S.F. TOTAL SITE AREA REQUIRED = 44,700 S.F. TOTAL SITE AREA PROVIDED = 75,969 S.F.
- PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED. REQUIRED - CONVENIENCE STORE USE: 2,618 S.F. @ 5 P.S./1000 S.F. = 13.09. CARRYOUT RESTAURANT: 2,038 S.F. @ 5 P.S./1000 S.F. = 10.19. FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 6. ATM: AIR/VACUUM STATION = 1. TOTAL PARKING SPACES REQUIRED = 32 P.S. (INCLUDES 3 HC REQ.) TOTAL PARKING SPACES PROVIDED = 56.
- ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(d) OF THE B.C.Z.R.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
- OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
- PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 8.9' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.



PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION

FOR ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14 TAX MAP: 81 PARCEL: 57 BALTIMORE COUNTY, MARYLAND DEED REF.: 5467 / 0780

GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC.

ENGINEERS + PLANNERS + SURVEYORS + TRANSPORTATION

WATERS EDGE CORPORATE CAMPUS 4682 MILLENNIUM DRIVE, SUITE 100 BEL CAMP, MD 21017

Ph: (410) 297-2340 Fax: (410) 297-2346

DEVELOPER/PROPERTY OWNER

7560 BELAIR ROAD LLC 3611 ROLAND AVE

BALTIMORE, MD 21211-2408

PHONE: 410-889-0200



DRAWN BY: BCP CHECKED BY: BCP DATE: 10/24/2017 SCALE: 1" = 30' P/N# 11748

B.C.Z.R. SECTION 450 - APPLICABLE SIGN REGULATIONS

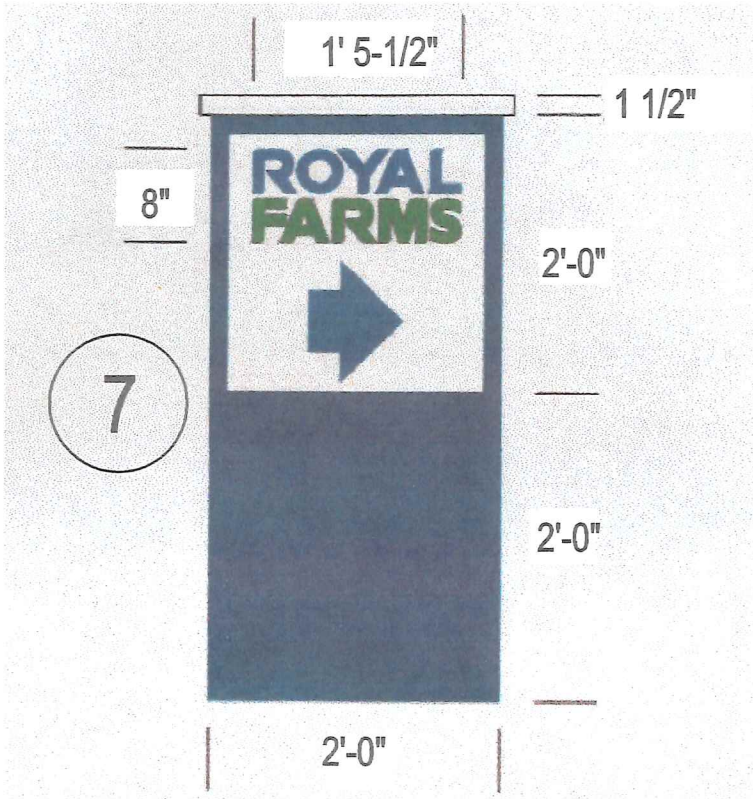
I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
5. ENTERPRISE, meaning an accessory sign which displays the identity and which may otherwise advertise the products or services associated with the individual organization	(a) Wall-mounted; projecting; canopy	B.L., B.M., B.R., C.B., B.L.R., M.L., M.L.R., M.H., M.R., excluding multi-tenant office, retail or industrial building	Use	Twice the length of the wall to which the signs are affixed	One in C.B. and M.R., otherwise three, no more than two on each facade	Not applicable	Yes, when the use to which sign is accessory is open, but not in C.B. or M.R.	No single sign larger than 50 square feet in C.B. and M.R.; 150 square feet otherwise. Canopy signs may extend 3 feet above the face of the canopy. A canopy sign may extend more than 3 feet with a finding by the Director of Planning that all components of the sign are compatible with the architectural elements of the building.
	(b) Freestanding	B.L.R., B.M., B.L., B.R., M.L.R., M.H., excluding	Use	75 square feet 100 square feet if premises has more	One per frontage	25 feet	Yes	See 450.3.5.g

I	II	III	IV	V	VI	VII	VIII	IX
Class	Structural Type	Zone or Use	Permit Required	Maximum Area/Face	Maximum No./Premises	Height	Illumination	Additional Limitations
ENTERPRISE, (cont'd)	(e) Service station canopy	Fuel service station	Use	25 square feet per canopy sign	Six	Not applicable	Yes	Permanent signage under the canopy on pumps or supports shall not be counted towards the canopy, freestanding or wall-mounted signage limits. Except for windows, commercial special events signs shall not be permitted on the premises.

3. DIRECTIONAL, meaning a sign intended principally for traffic control or to provide directions to an entity, activity or area elsewhere on the same premises	(a) Wall-mounted; freestanding	Accessory, in all zones	Use	8 square feet	Not regulated	6 feet in nonresidential zones; 4 feet in residential zones	Yes	See Section 450.6.A.1 and A.2. May include company name or logo if not more than 30% of the total sign area
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SIGN AREAS				
SIGN LABEL	SIGN TYPE	QUANTITY	PROP. AREA EACH	ALLOWED AREA
1	FREESTANDING ENTERPRISE	1	50 S.F.	100 S.F.
2	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
3	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
4	SERVICE STATION CANOPY	1	24.2 S.F.	25 S.F.
5	WALL MOUNTED ENTERPRISE	1	37.05 S.F.	150 S.F.
6	WALL MOUNTED ENTERPRISE	1	13.75 S.F.	150 S.F.
7	FREESTANDING DIRECTIONAL	3	* 0.98 S.F.	* 1.5 S.F.

* "ROYAL FARMS" TEXT/LOGO IS LIMITED TO A MAXIMUM OF 30% OF DIRECTIONAL SIGN AREA.
SIGN AREA = 2'0" X 2'0" = 4.0 S.F.
ALLOWABLE TEXT/LOGO AREA = (4.0 S.F.) X (0.3) = 1.2 S.F.
PROPOSED TEXT/LOGO AREA = 1'5-1/2" X 8" = 0.98 S.F.
PROPOSED PERCENT OF SIGN AREA = 25% FOR TEXT/LOGO



PROP. DIRECTIONAL SIGN
NTS



CABINET: 0.40 ALUMINUM WITH ACRYLIC LETTER, ILLUMINATED WITH NEON.
INSTALLATION: WALL MOUNT, CONCRETE SCREWS AS SHOWN IN #2.
TOTAL SIGN SQUARE FOOTAGE: 37.05

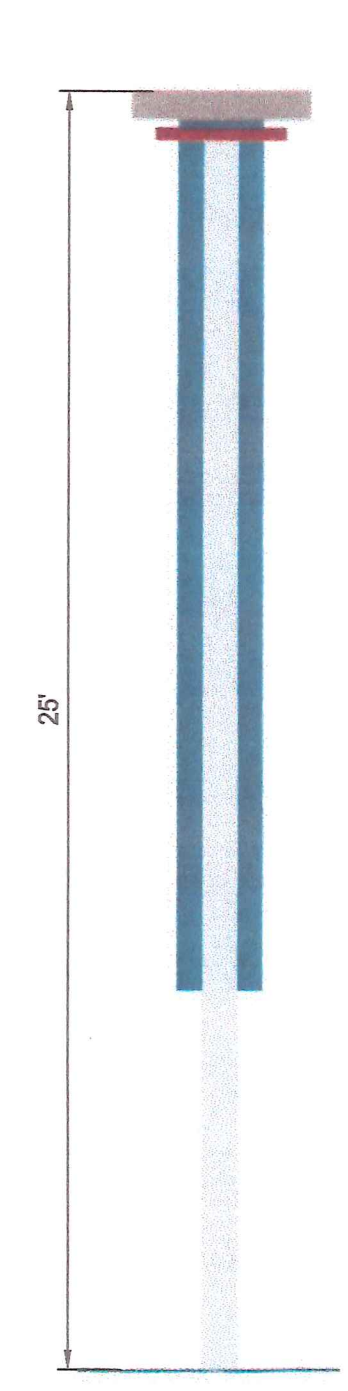


FONT: COPPERPLATE GOTHIC BOLD
COLOR: ROYAL/COPT COPPER RED
NOTE: ONLY IF AND V ARE UPPER/CASE. ALL OTHER LETTERS LOWER/CASE
TOTAL SIGN SQUARE FOOTAGE: 13.75

PROP. WALL MOUNTED ENTERPRISE SIGNS
NTS



Front Elevation

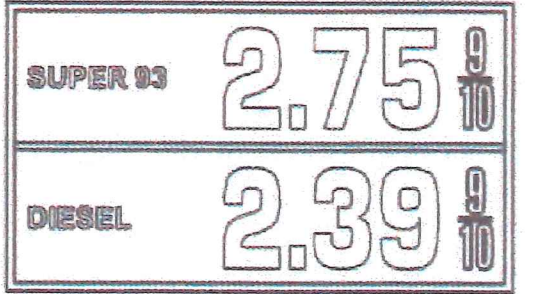
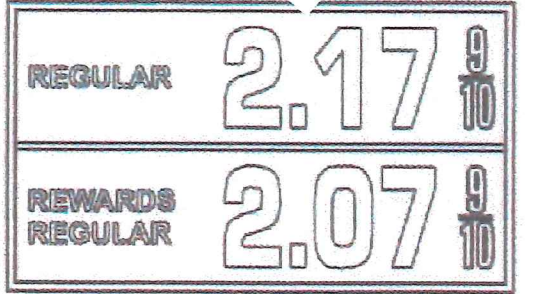


Side Elevation

PROP. FREESTANDING ENTERPRISE SIGN
NTS

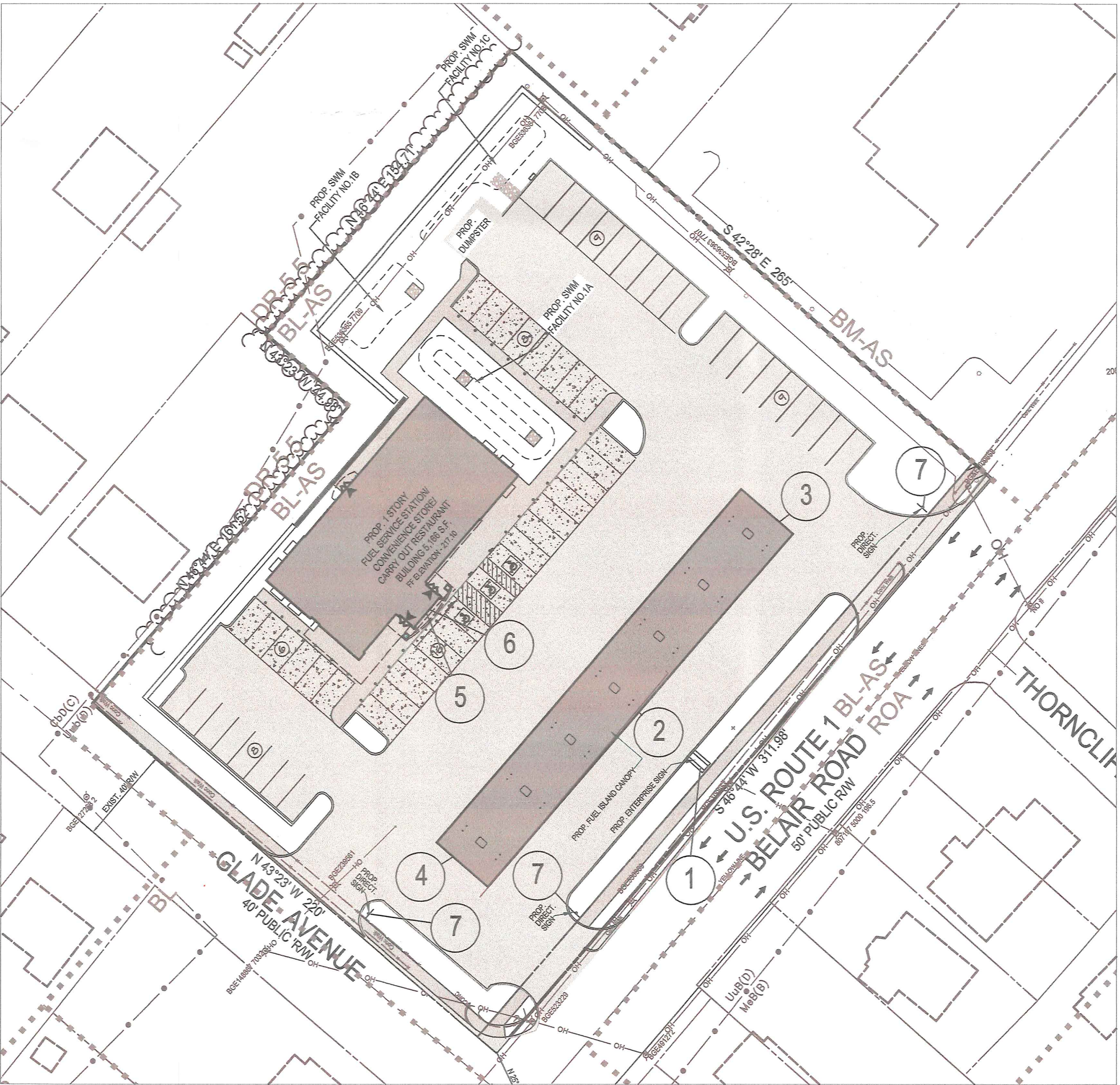


60 x 120 = 7,200 / 144 = 50 sq. ft.

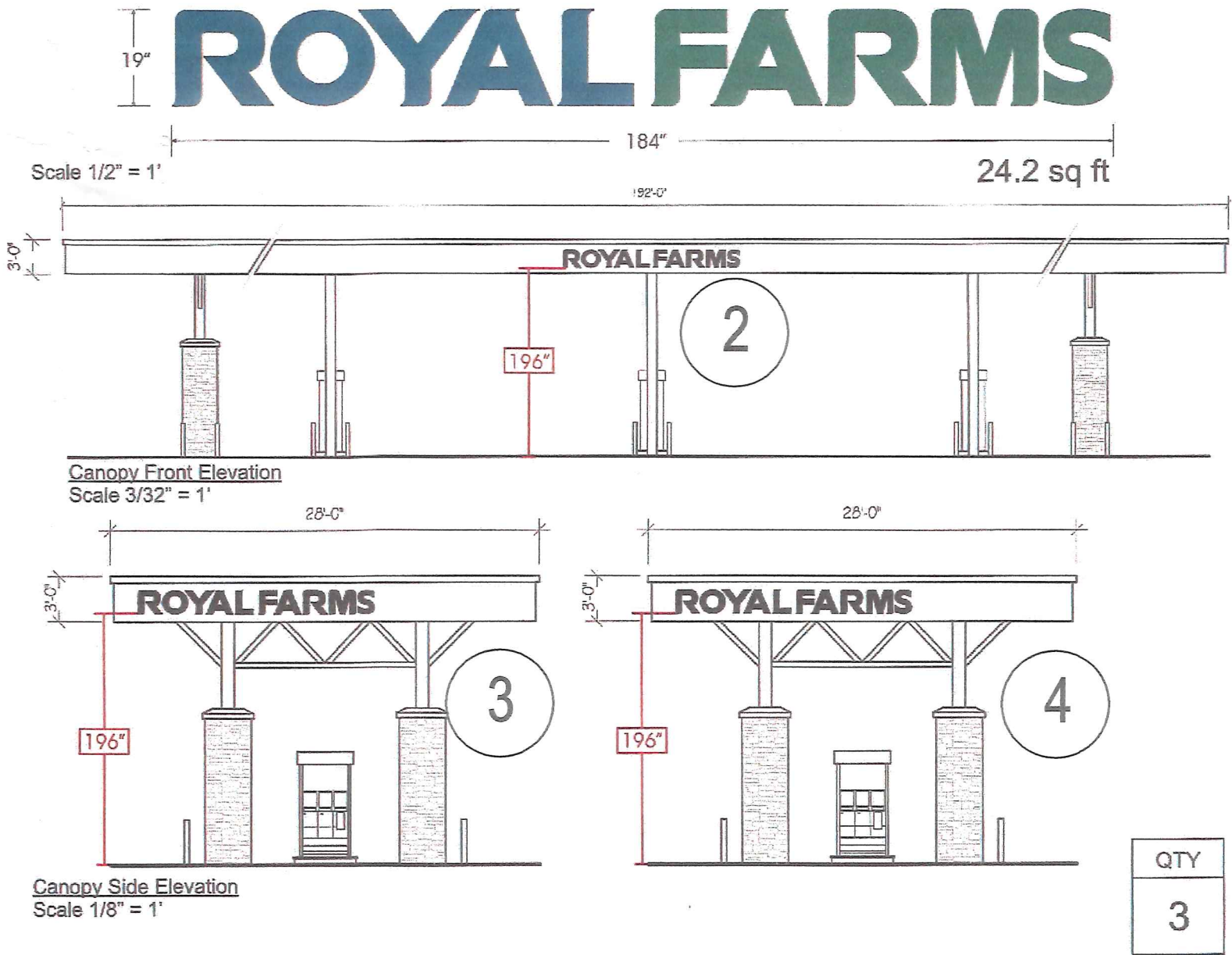


68 x 120 = 8,160 / 144 = 56.6 sq. ft.
56.6 x 2 = 113.2 sq. ft.

Total Sq. Ft. = 163.2



PLAN SIGN LOCATIONS
SCALE: 1" = 40'



PROP. CANOPY SIGNS
NTS



PLAN TO ACCOMPANY REQUEST FOR SPECIAL EXCEPTION FOR
ROYAL FARMS STORE #257
7560 BELAIR ROAD

COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14 TAX MAP: 81 PARCEL: 57 BALTIMORE COUNTY, MARYLAND

DEED REF.: 5467 / 0780
DEVELOPER/PROPERTY OWNER
7560 BELAIR ROAD LLC
3611 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-889-0200

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Ph: (410) 287-2340 http://www.guestephens.com Fax: (410) 287-2345

DRAWN BY: BCP CHECKED BY: BCP DATE: 10/24/17 SCALE: AS SHOWN P/N# 11748

LEGEND

- EXISTING STORMDRAIN
- EXISTING WATER MAIN
- EXISTING SANITARY MAIN
- EXISTING BUILDING
- SOILS LINE
- EXISTING CONTOUR INT.
- EXISTING CONTOUR INDEX
- SITE BOUNDARY
- LOT LINE
- EXISTING SIDEWALK
- ADJOINER BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB
- EXISTING ELECTRIC (APPROX.)
- EXISTING GAS (APPROX.)
- PROPOSED BUILDING
- PROPOSED CONTOUR
- PROPOSED CURB
- BUILDING RESTRICTION LINE
- PROP. WATER SERVICE
- PROP. DRAIN
- EXISTING ZONING LINE

LANDSCAPING CALCULATIONS
REQUIRED PLANTING UNITS

COND. A: ADJACENT ROADS @ 1 P.U. / 40 L.F.
531.98 L.F. / 40 = 13.3 P.U.

COND. A: INTERIOR ROADS @ 1 P.U. / 20 L.F.
350 L.F. / 20 = 17.5 P.U.

COND. B: PARKING LOTS @ 1 P.U. / 12 PARKING SPACES
56 SPACES / 12 = 4.7 P.U.

COND. E: NONRESIDENTIAL BUILDINGS
1 P.U. / 15' ADJACENT TO RESIDENTIAL
100 L.F. / 15 = 6.67 P.U.

1 P.U. / 20' ADJACENT TO PUBLIC R/W
170 L.F. / 20 = 8.5 P.U.

COND. K: LANDSCAPE TRANSITION AREA @ 1 P.U. / 10 L.F.
CLASS B 10' WIDE SCREEN 319 L.F. / 10 = 31.9 P.U.

CLASS C 8' WIDE SCREEN 230 L.F. / 10 = 23 P.U.

CLASS C 15' WIDE SCREEN 347 L.F. / 10 = 34.7 P.U.

COND. H: DUMPSTER CLASS A SCREEN @ 1 P.U. / 15 L.F.
48 L.F. / 15 = 3.2 P.U.

COND. I: STORM WATER MANAGEMENT FACILITIES
CLASS A PERIMETER SCREEN @ 1 P.U. / 15 L.F.
365 L.F. / 15 = 24.3 P.U.

COND. G: LOADING AREA CLASS A SCREEN @ 1 P.U. / 15 L.F.
67 L.F. / 15 = 4.5 P.U.

7% LANDSCAPED AREAS
28,398 S.F. = 1,984 S.F.

TOTAL PLANTING UNITS REQUIRED = 165.7 P.U.

PLANTING UNITS PROVIDED	EXISTING	NEW	P.U.
MAJOR DECIDUOUS @ 1:1	20	20	20 P.U.
MINOR DECIDUOUS @ 2:1	26	13	13 P.U.
EVERGREEN @ 2:1	45	22.5	22.5 P.U.
SHRUB @ 5:1	534	104.4	104.4 P.U.
GROUND COVER @ 500 S.F.:1	1,231	2.5	2.5 P.U.

LANDSCAPED AREA = 2,451 S.F.

TOTAL PLANTING UNITS PROVIDED = 165.8 P.U.

LANDSCAPE KEY

PROPOSED MAJOR DECIDUOUS TREE

PROPOSED MINOR DECIDUOUS TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUBS

PROPOSED GROUND COVER

EXISTING LIGHTING

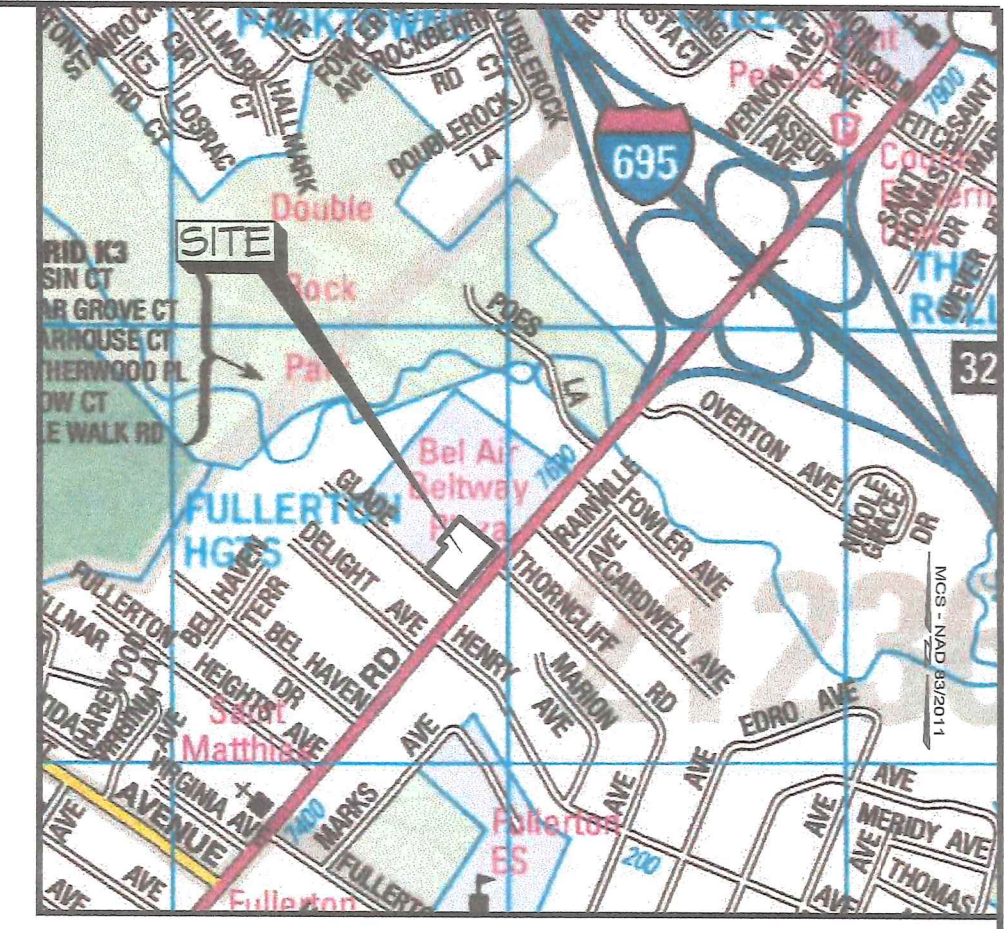
PROPOSED LIGHTING

Schematic Landscape Plan
Certification Form

This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural comments.

Applicant Signature: [Signature] Date: 10/25/17 Print Name: [Name]

Mailing Address (if not already on plan)



LOCATION MAP
SCALE: 1" = 500'

- SITE NOTES:
- PROJECT NAME: ROYAL FARMS STORE #257 - 7560 BELAIR ROAD
 - DEVELOPER / PROPERTY OWNER: 7560 BELAIR ROAD LLC, 3811 ROLAND AVE, BALTIMORE, MD 21211-2408
 - PLAN PREPARED BY: G.W. STEPHENS, JR. & ASSOCIATES, 4882 MILLENNIUM DRIVE, SUITE 100, BEL CAMP, MARYLAND 21017, (410) 297-2340
 - GROSS SITE ACREAGE: 2.03 AC. +/- (0.33 AC. +/- RW IN BELAIR RD. & GLADE AVE.)
 - NET SITE ACREAGE: 1.74 AC. +/-
 - EXISTING ZONING: BL-AS: 1.737 AC. +/-, BM-AS: 0.0005 AC. +/-, DR-6.5: 0.0025 AC. +/-
 - ZONING MAP: 08/182
 - SIS FILE: 08/182
 - ELECTION DISTRICT - 14
 - COUNCILMANIC DISTRICT - 6
 - TAX MAP NUMBER: 81 PARCEL: 57
 - TAX ACCOUNT NUMBER: 1402022910
 - DEED REFERENCE: 36780 / 185
 - EXISTING USE - COMMERCIAL - FUEL SERVICE STATION, USE IN COMBINATION CONVENIENCE STORE AND CARRYOUT RESTAURANT.
 - CENSUS TRACT - 440200
 - WATERSHED - BACK RIVER
 - AGE OF EXISTING BUILDING = 61 YEARS +/-
 - BUILDING HEIGHT: MAX BLDG. HEIGHT PERMITTED - PER HEIGHT 'TENT' OF BCZR SEC. 231.1, PROPOSED - 32.83' +/-
 - ADD MAP NO: 4700, GRID G-2
 - THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA WITH A 'D' LEVEL OF SERVICE, AS SHOWN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR WITHIN 100' OF THIS SITE.
 - ZONING HISTORY: 7/28/1954 - CASE NO. R-1954-3120 - ZONING RECLASSIFICATION REQUEST #3120 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE.
 - 3/14/1955 - CASE NO. R-1955-3472 - ZONING RECLASSIFICATION REQUEST #3472 TO RECLASSIFY THE SITE TO AN 'E' COMMERCIAL ZONE FROM AN 'A' RESIDENTIAL ZONE.
 - THE ZONING RECLASSIFICATION OF THE SITE WAS GRANTED AND A COMMERCIAL USE WAS APPROVED ON 4/13/1955. THE SITE WAS RECLASSIFIED TO A BL ZONE FROM AN 'A' ZONE.
 - 6/14/1974 - CASE NO. 76-S-XA - INCLUDED SPECIAL EXCEPTION AND VARIANCE TO PERMIT A COMMUNITY BUILDING WITH PARKING VARIANCE PER SECTION 409.28.3 WAS REQUESTED. THE APPLICANT WITHDREW THE SPECIAL EXCEPTION AND VARIANCE REQUEST AND THE CASE WAS DISMISSED ON 1/12/1974.
 - THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA OF CONCERN ON THE BALTIMORE COUNTY 2016 BASIC SERVICES MAP.
 - THE SITE IS LOCATED IN ZONE(S) 'X' (UNSHADED) AS SHOWN ON FEMA RATE MAP 2400100410F WITH AND EFFECTIVE DATE OF SEPTEMBER 28, 2008.
 - FLOOR AREA RATIO (FAR) ALLOWED - 3.0
 - EXISTING FAR: GROSS ADJ. FLOOR AREA - 15,005 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.17 FAR
 - PROPOSED FAR: GROSS ADJ. FLOOR AREA - 5,186 S.F. / GROSS SITE AREA - 90,318 S.F. = 0.06 FAR
 - BOUNDARY SHOWN: PLOTTED FROM GWS BOUNDARY SURVEY
 - AREA REQUIRED FOR COMBINATION USE: 14 SERVING SPACES X 1500 S.F. = 21,000 S.F.
 - ADDITIONAL SITE AREA REQUIRED = 4 X 2,218 (SALES AREA SQ. FT.) = 10,472 S.F.
 - 6 X 2,038 S.F. CARRYOUT RESTAURANT = 12,228 S.F.
 - ATM = 1,000 S.F.
 - TOTAL SITE AREA REQUIRED = 44,700 S.F.
 - TOTAL SITE AREA PROVIDED = 75,969 S.F.
 - PARKING SPACES: EXISTING PARKING: 170 SPACES - NOT STRIPED
 - REQUIRED - CONVENIENCE STORE USE: 2,618 S.F. @ 5 P.S./1000 S.F. = 13.09
 - CARRYOUT RESTAURANT: 2,038 S.F. @ 5 P.S./1000 S.F. = 10.19
 - FUEL SERVICE USE: MAXIMUM EMPLOYEES PER SHIFT = 6
 - ATM = 1
 - AIR/VACUUM STATION
 - TOTAL PARKING SPACES REQUIRED = 32 P.S. (INCLUDES 3 HC REQ.)
 - TOTAL PARKING SPACES PROVIDED = 56
 - ALL PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED SO AS TO REFLECT LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS, AND SHALL COMPLY WITH SECTION 405.4(C)(1)(G) OF THE B.C.Z.R.
 - ALL PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL ZONING POLICIES.
 - OPEN SPACE IS NOT REQUIRED IN CONNECTION WITH THIS DEVELOPMENT.
 - PARKING SPACES TO MEET B.C.Z.R. SECTION 409 STANDARDS OF 6.5' WIDE BY 18' DEEP UNLESS OTHERWISE NOTED AS BEING LARGER OR HC SPACES.
 - THIS SITE IS THE SUBJECT OF ZONING SPECIAL EXCEPTION CASE NO. 2017-356-X.

SHEET 1 OF 2

SCHEMATIC LANDSCAPE PLAN
FOR
ROYAL FARMS STORE #257
7560 BELAIR ROAD

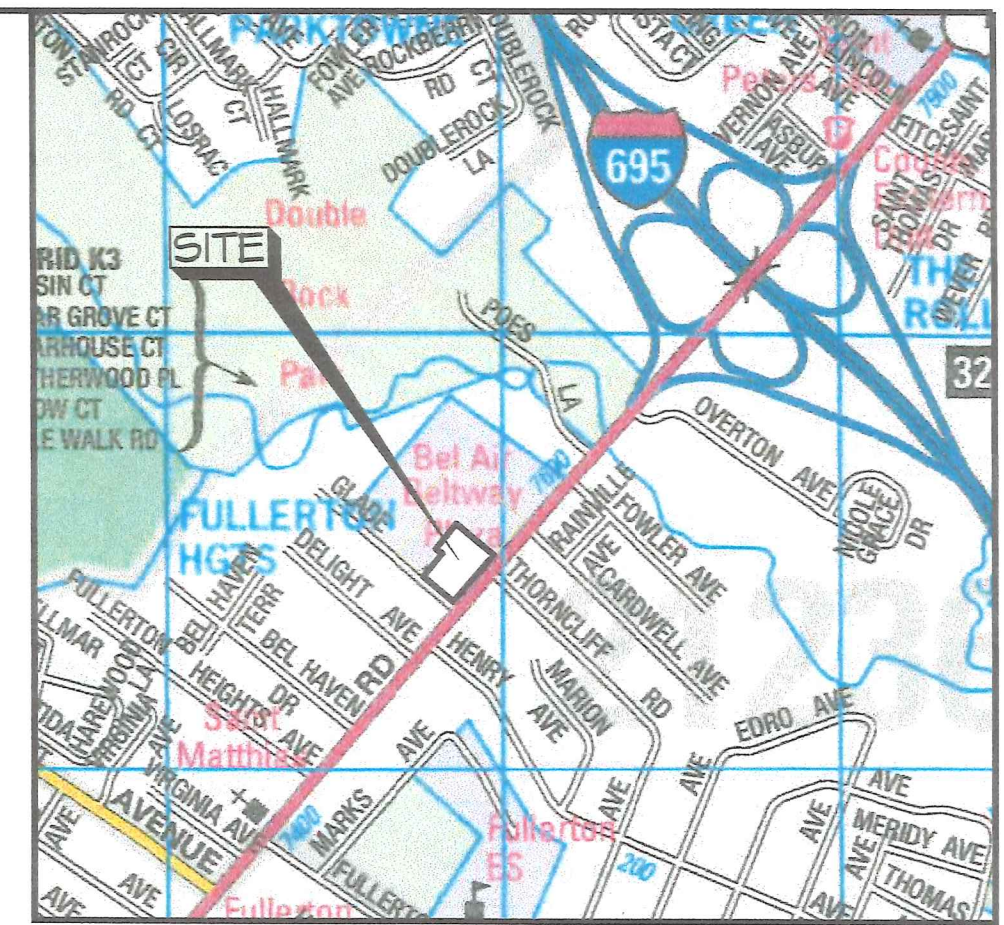
COUNCILMANIC DISTRICT NO. 6
ELECTION DISTRICT NO. 14
TAX MAP: 81 PARCEL: 57

DEED REF: 5467 / 0780
BALTIMORE COUNTY, MARYLAND

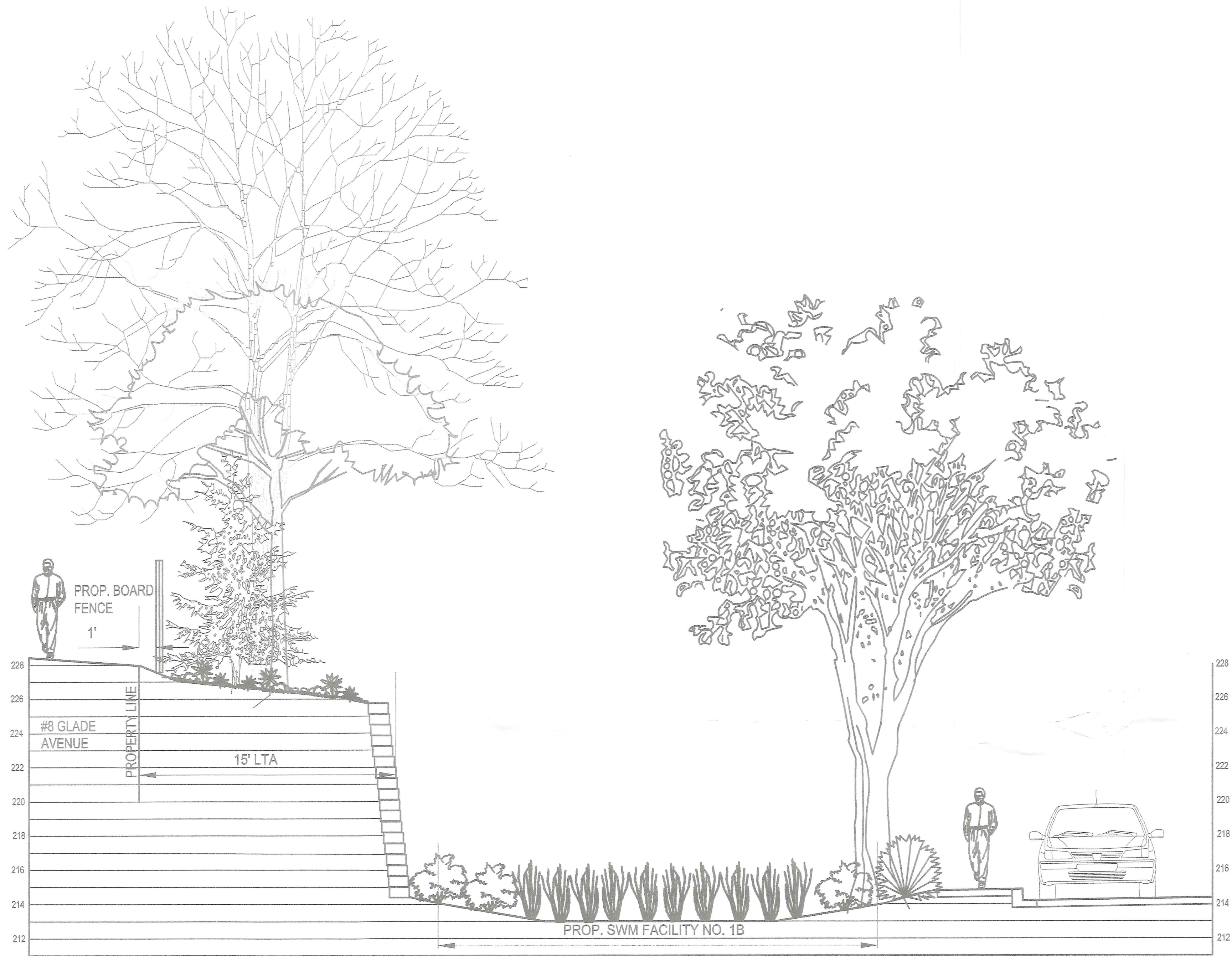
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS • TRANSPORTATION
WATERS EDGE CORPORATE CAMPUS
4882 MILLENNIUM DRIVE, SUITE 100
BEL CAMP, MD 21017
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7560 BELAIR ROAD LLC
3811 ROLAND AVE
BALTIMORE, MD 21211-2408
PHONE: 410-889-0200

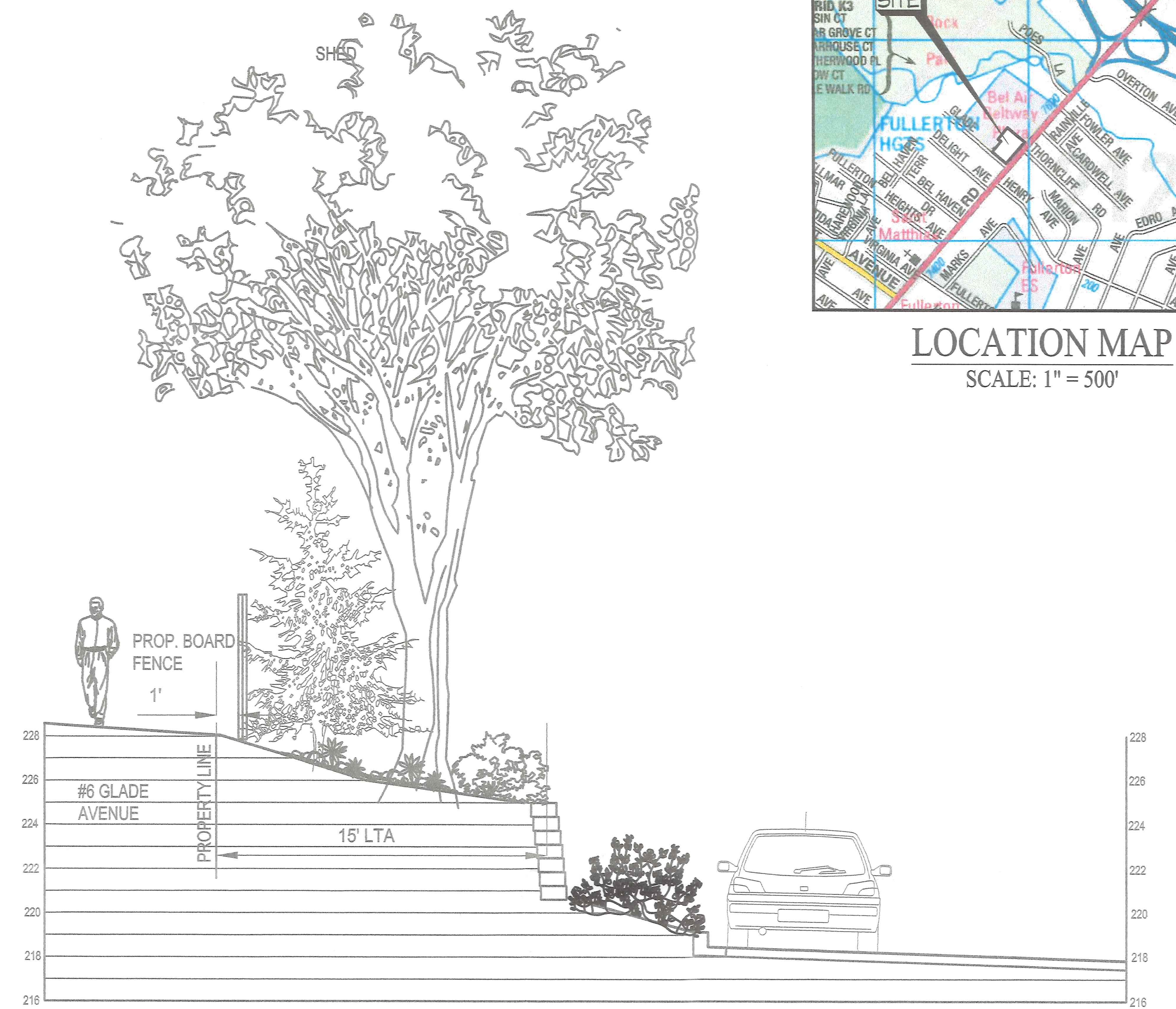
DRAWN BY: BCP CHECKED BY: BCP DATE: 8/22/2017 SCALE: 1" = 20' P/N: 11748



LOCATION MAP
SCALE: 1" = 500'



SECTION C-C
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



SECTION B-B
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'



Proposed Fencing
Vinyl with simulated wood grain
NTS



SECTION A-A
H. SCALE: 1" = 4'
V. SCALE: 1" = 4'

PETITIONER'S EXHIBIT 93

SHEET 2 OF 2

 COUNCILMANIC DISTRICT NO. 6 ELECTION DISTRICT NO. 14		SCHEMATIC LANDSCAPE PLAN SECTIONS FOR ROYAL FARMS STORE #257 7560 BELAIR ROAD		DEED REF: 5467 / 0780 BALTIMORE COUNTY, MARYLAND	
GEORGE WILLIAM STEPHENS, JR. and ASSOCIATES, INC. ENGINEERS & PLANNERS • SURVEYORS & TRANSPORTATION 4882 MILLENNIUM DRIVE, SUITE 100 BETHESDA, MD 20817 Ph: (410) 287-2340 http://www.gwstephens.com		TAX MAP: 81 PARCEL: 57		DEVELOPER/PROPERTY OWNER 7560 BELAIR ROAD LLC 3611 ROLAND AVE BALTIMORE, MD 21211-2408 PHONE: 410-889-0200	
DRAWN BY: BCP		CHECKED BY: BCP		DATE: 10/24/2017	
SCALE: AS SHOWN		PNR		11748	